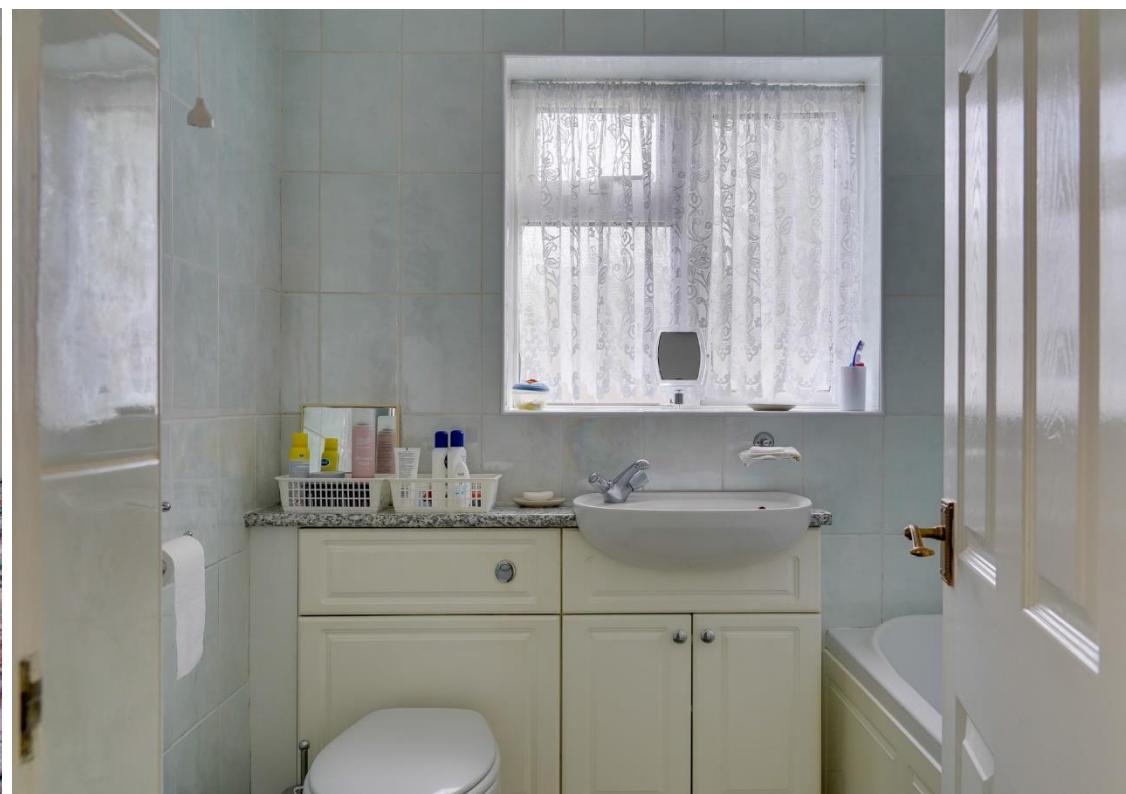




2 Pannells Ash  
Ashen, Suffolk

DAVID  
BURR



Ashen is a small pretty village on the River Stour. The market town of Clare is some 2 miles north east and offers a variety of facilities, whilst the larger market town of Sudbury is 9 miles east providing comprehensive amenities including a commuter rail link to London Liverpool Street. The City of Cambridge is approximately 22 miles west.

Situated in a quiet village location enjoying off-road parking, expansive gardens and offering the potential to extend further, subject to the necessary planning consents.

## **A three bedroom semi-detached property enjoying off-road parking, expansive gardens and offering the potential to extend further, subject to the necessary planning consents.**

**SITTING ROOM:** A generous reception room featuring electric fireplace with outlook to the front and side.

**DINING ROOM:** A further generous reception room with feature fireplance and plenty of space for dining table and chairs.

**KITCHEN:** Extensively fitted with a range of wall and base units under worktop with stainless steel sink and drainer inset. Space for an electric cooker, undercounter fridge and plenty of space for dining table and chairs.

**BATHROOM:** Comprising panel bath with shower over, vanity unit, WC, wash hand basin with storage beneath. Extensively tiled walls.

### **First Floor**

**LANDING:** With rooms off:

**BEDROOM 1:** A spacious dual aspect double bedroom with storage cupboard.

**BEDROOM 2:** Another spacious double bedroom with outlook to the front.

**BEDROOM 3:** With outlook to the rear.

### **Outside**

The property is approached via a driveway providing parking and turning for multiple vehicles, in turn leading to a **GARAGE**. The front gardens are predominantly lawned with areas of mature hedging and planting. To the rear there is plenty of space for alfresco dining and the gardens open up into a large area of rear and side garden, currently laid to lawn interspersed with a range of mature tree planting with space for vegetable beds, incorporating a range of sheds and with views over to the church.

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band E. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB. Telephone: 01376 552525.

**COUNCIL TAX BAND:** C. £1,875.12 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes. Provider: Signal is limited.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** None.

**ACCESSABILITY ADAPTIONS:** None.

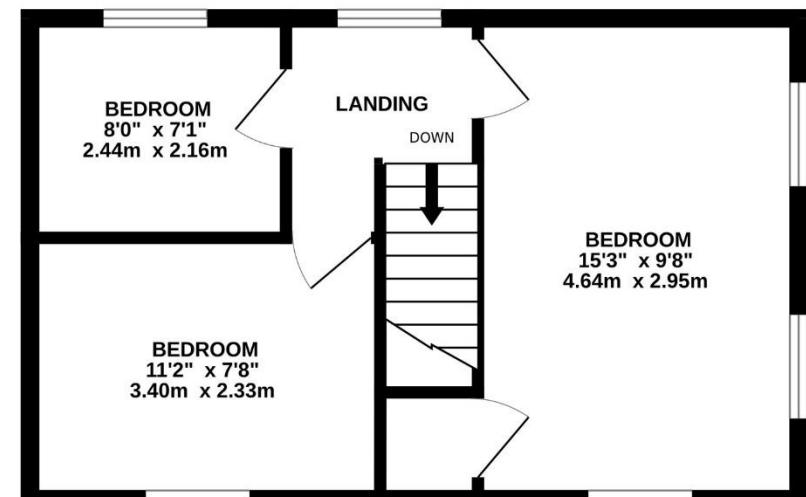
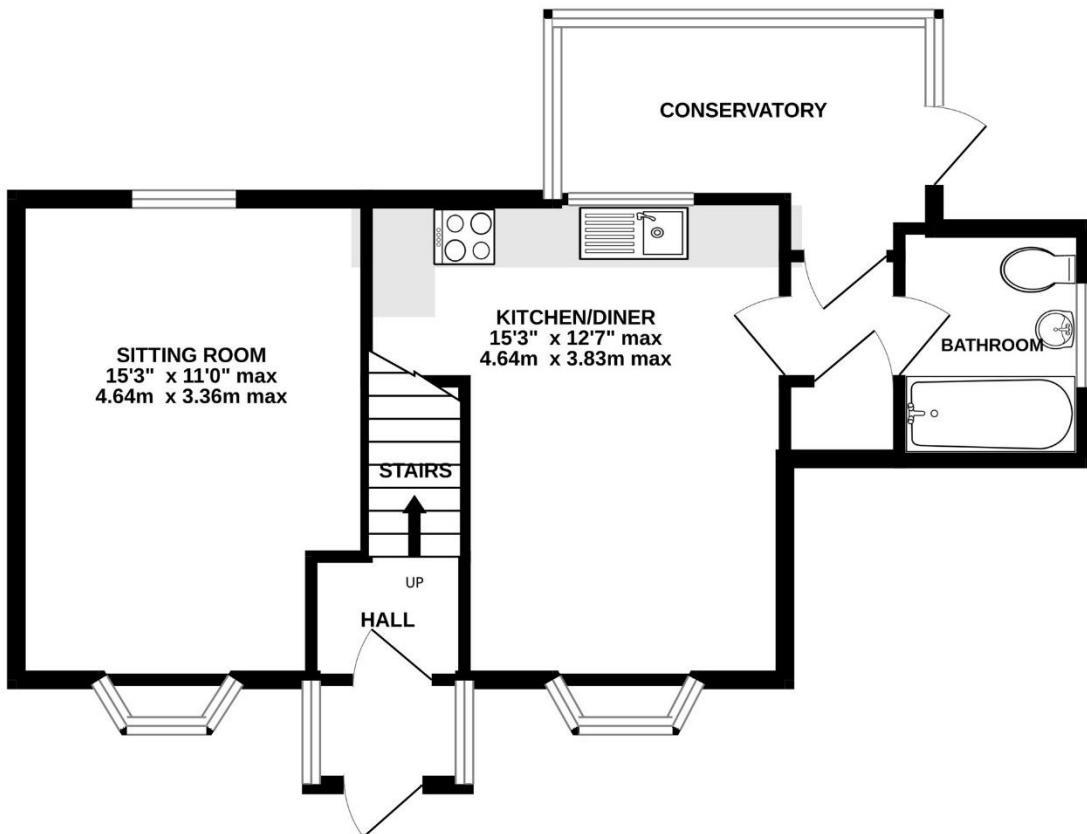
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

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