



Ash Grove, Burwell CB25 0DR

Guide Price £155,000

MA

Morris Armitage

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An opportunity to purchase a bungalow nestling within this sought after and highly regarded village and located in this retirement complex in the heart of Burwell.

The cleverly planned accommodation includes entrance hall, living room/dining room, kitchen, conservatory, master bedroom with built in wardrobe, bathroom/wet room.

Externally the property offers a fully enclosed courtyard style rear garden.

EPC D

Council Tax C (East Cambridgeshire)

Accommodation Details:

Entrance Hall

With storage cupboard, airing cupboard and door leading through to the:

Living Room 17'10" x 10'6" (5.46 x 3.21)

Spacious living room, carpeted flooring, TV connection point, radiator and sliding doors out in to the conservatory.

Kitchen 7'10" x 6'3" (2.41 x 1.93)

Fitted with both eye and base level storage units with working tops over, built in oven, hob with extractor hood over, stainless steel sink with mixer tap, tiled splash back areas and window to the front aspect.

Conservatory 15'7" x 5'5" (4.77 x 1.66)

With windows to all sides and rear aspect, sliding door out to the rear garden.

Bedroom 14'3" x 8'8" (4.35 x 2.66)

Double bedroom with fitted wardrobes, carpet flooring and window to the rear aspect.

Bathroom 8'0" x 5'5" (2.44 x 1.67)

Comprising three piece bathroom suite with low level WC, wash hand sink basin, panelled bath with shower attachment, part tiled walls and window to the front aspect.

Outside - Front

Small frontage laid to lawn with shrub and hedge borders.

Outside - Rear

Paved rear garden partly boarded by hedging, side gate access and timber garden shed.

Agency Notes

Leasehold details TBC

PROPERTY INFORMATION

Maintenance fee - See Agency Notes

EPC - D

Tenure - Leasehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached bungalow

Property Construction - Standard

Number & Types of Room -

Please refer to the floorplan

Square Meters - 44 SQM

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast

available, 56Mbps download,

9Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements,

Covenants - None that the

vendor is aware of



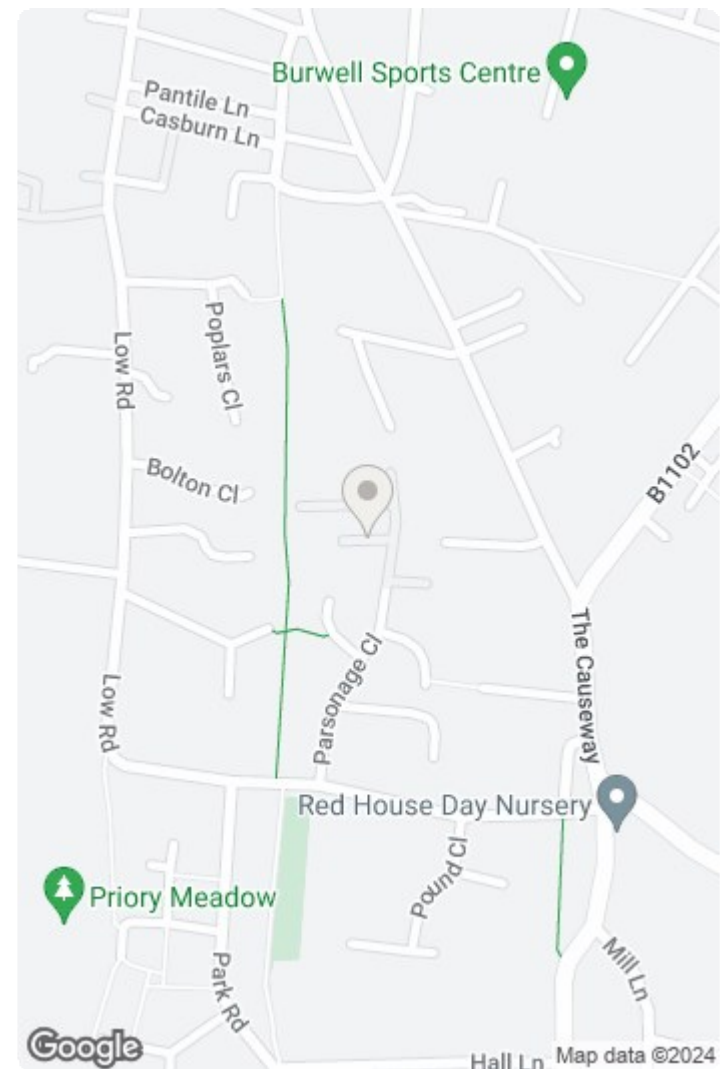
GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.



12 ASH GROVE

TOTAL FLOOR AREA : 552 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		61	89
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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