



Newmarket Road, Ashley, CB8 9DR

CHEFFINS

Newmarket Road

Ashley,
CB8 9DR

- Period End Terraced Property
- 1-2 Bedrooms
- First Floor Bathroom
- Living Room with Wood Burning Stove
- Garden Room
- Attractive Garden
- Off-Road Parking

A 1-2 bedroom end of terrace period property located off a private driveway shared with adjoining cottages and located close to the centre of this sought village. The property is well presented and benefits from a modern fitted kitchen, a sitting room with a fireplace and wood burning stove and a garden room overlooking the rear garden. Additional features include a double bedroom, a dressing room/occasional bedroom 2 and bathroom on the first floor, an enclosed rear garden and an off-road parking space.



Guide Price £225,000





LOCATION

ASHLEY is a highly sought after village set amongst attractive countryside and lies approx 4 miles south east of Newmarket. The village has a public house, restaurant, general store and is ideally placed for Newmarket, the A14/A11 giving access to Cambridge, Bury St Edmunds and beyond. Easy access to Newmarket, Dullingham and Kennett train stations.

KITCHEN

with a stable entrance door, fitted base and wall mounted cupboards, space for a freestanding slimline oven, stairs leading to the first floor, wood effect flooring.

LIVING ROOM

with a fireplace with brick hearth and wood burning stove, laminate flooring.

GARDEN ROOM

with a half glazed door and window overlooking the garden.

FIRST FLOOR

LANDING

leading to;

BEDROOM 1

with a fireplace with cast iron grate and surround.

DRESSING ROOM/OCCASIONAL BEDROOM

with an airing cupboard with hot water cylinder.

BATHROOM

with a bath, hand basin, low level WC.

OUTSIDE

The front of the property forms part of a driveway shared with the adjoining row of cottages and with a parking

space to the front. Side access leads to an attractive enclosed rear garden with a lawned area and established shrub borders, paved pathway leading to a covered seating area and with a pedestrian gate to the rear.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - A

Property Type - End Terrace Cottage

Property Construction - Brick with slate roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 592.01

Parking - 1 space in front of the property, across the shared driveway.

Heating sources - Electric storage heaters and electric underfloor heating downstairs. Wood burner in living room.


Rights of Way - A vehicular access leads to the front of the property over a shared lane and continues along for the benefit of the further cottages to the left.

Conservation Area - Yes

For more information on this property, please refer to the Material Information Brochure on our website.





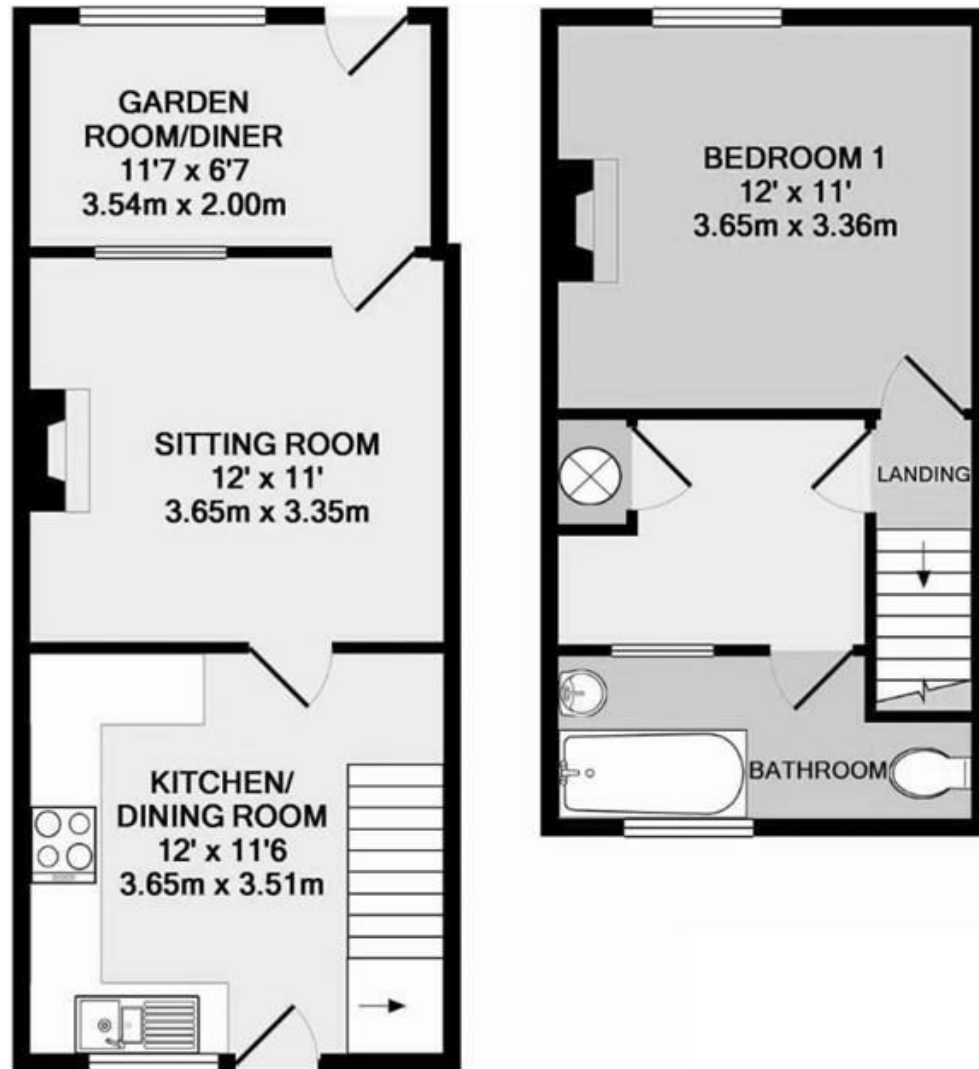
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Local Authority - East Cambridgeshire



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.