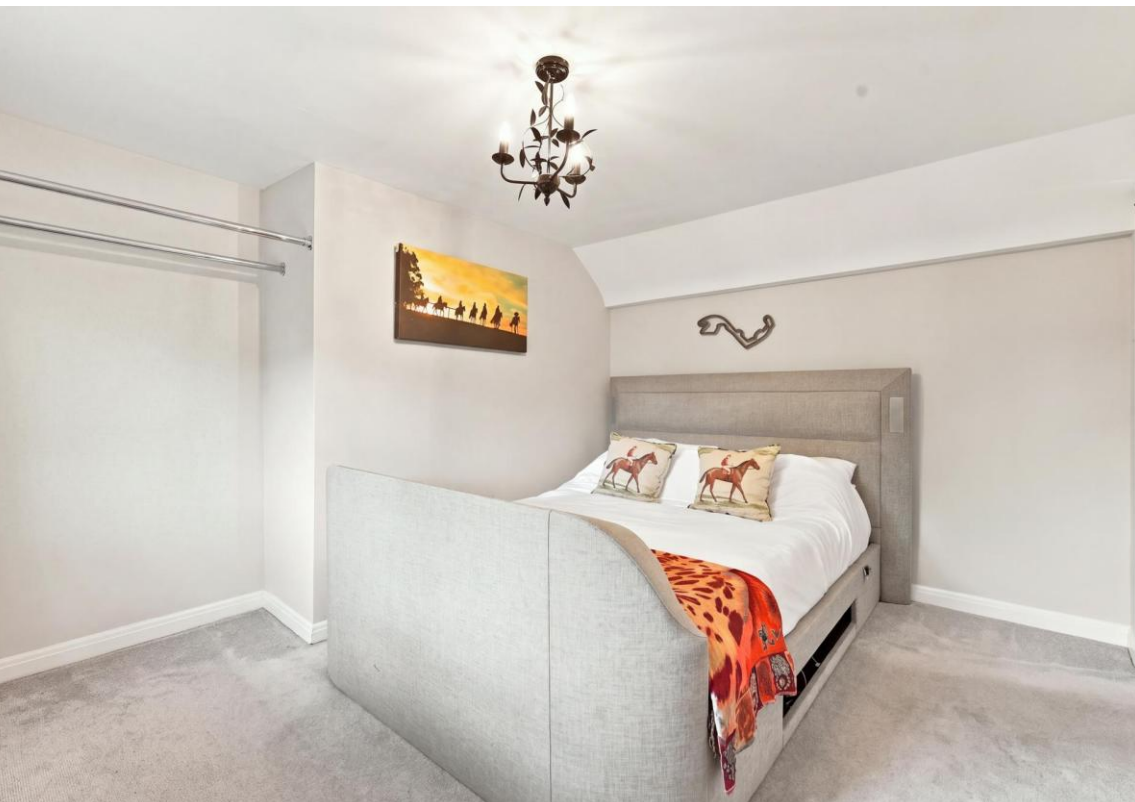




6 Church Street,
Ashley

DAVID
BURR



6 Church Street, Ashley, CB8 9DU

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village hall and church and it is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (3.5 miles) offers a range of amenities such as schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

A charming and attractive flint-fronted two-bedroom cottage, centrally located within the picturesque village of Ashley. The accommodation comprises a sitting/dining room with log burner, kitchen, two bedrooms and bathroom, together with a delightful outdoor terrace. The property is presented in superb condition throughout and represents a wonderful opportunity for first-time buyers, those looking to downsize or investors seeking an attractive investment property.

A charming two-bedroom flint-fronted cottage ideally located in the picturesque village of Ashley.

Ground Floor

ENTRANCE HALL With access to the principal rooms and benefitting from underfloor heating.

SITTING ROOM / DINING ROOM A charming and versatile reception room with a window overlooking the front aspect and the original front door opening directly onto the terrace. A delightful log burner with brick surround provides an attractive focal point, while the staircase rises to the first floor with useful storage cupboard beneath.

KITCHEN Fitted with a range of eye and base level storage units with work surfaces over, incorporating an inset sink and drainer, ceramic four-ring hob with extractor hood over and double oven. Integrated appliances include a fridge, freezer, dishwasher and washing machine. Underfloor heating and a window overlooking the front aspect complete the room.

BATHROOM The bathroom is fitted with a panelled bath with electric shower and glazed shower screen, WC, wash hand basin and heated towel rail. There is underfloor heating, a useful cupboard housing the hot water cylinder and a skylight to the rear.

First Floor

FIRST FLOOR LANDING The landing has a skylight to the rear aspect and provides access to both bedrooms.

BEDROOM 1 The principal bedroom has a window overlooking the front aspect and useful hanging rails.

BEDROOM 2 A second bedroom with a window overlooking the front aspect and useful fitted wardrobe-style cupboard positioned above the stairs.

Outside

The property is approached via steps leading to a charming walled terrace, providing a practical space for outdoor seating. There is also space for log storage and a storage shed, with the terrace providing direct access to the original front door.

6 Church Street, Ashley, CB8 9DU

SERVICES Electric fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire Council

COUNCIL TAX BAND B. (£1,912.35 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint under a tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS vitals.cooking.nourished

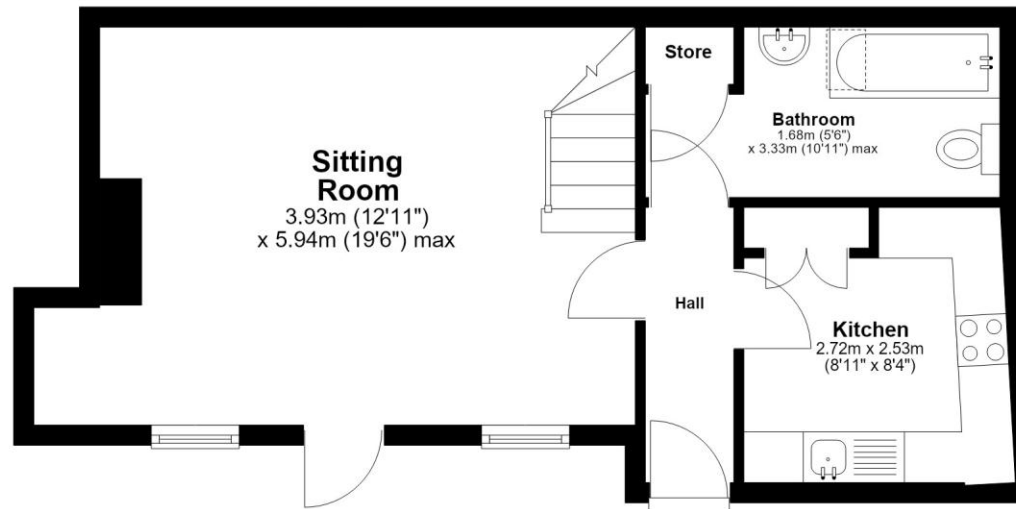
VIEWING Strictly by prior appointment only through DAVID BURR.

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.



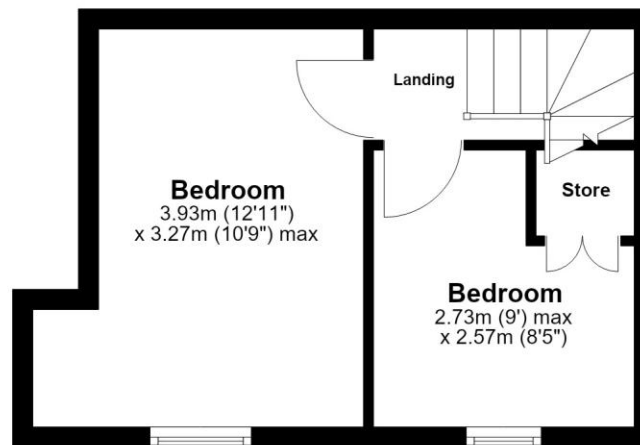
Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Church Street, Ashley

