



**Ash Grove, Burwell**  
**Burwell, Cambridgeshire CB25 0DR**  
**Offers Over £200,000**

**MA**  
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## Ash Grove, Burwell, Cambridgeshire CB25 0DR

**A superb opportunity to purchase a greatly improved end of terrace bungalow situated on a generous corner plot. Located within this attractive complex, conveniently situated for Burwell's amenities and thriving community. A courtyard style arrangement of beautifully maintained gardens with adjacent parking with easy access to the complex facilities.**

**The property has been greatly improved throughout, accommodation comprising of an entrance hall, living/dining room, conservatory, a refitted integrated kitchen with fitted appliances, 2 bedrooms and a modern refitted shower room.**

**Positioned on a desirable corner plot, boasting a delightful, private low maintenance rear garden with garden shed (with power and light connected) and useful side access providing secure storage/access for a mobility vehicle.**

**Further benefits include warden control alert assistance facilities throughout the property, double glazing and replacement Economy 7 night storage heating.**

**An age restriction of 55 years is in place for residents.**

### **Viewing Highly Recommended - NO CHAIN**

Front door leads to:

#### **Entrance Hall**

With doors leading to the kitchen, living room, both bedrooms and bathroom. Built-in storage cupboard. Storage heater.

#### **Living Room**

**15'8" x 10'5"**

Generous living room with sliding glazed doors leading to the conservatory. Storage heater. Door leading to the entrance hall.

#### **Conservatory**

With French doors leading to the rear garden. Sliding glazed doors leading to the living room. Tiled flooring.

#### **Kitchen**

**8'10" x 7'2"**

Modern kitchen comprising of a matching range of base and eye level units with work surfaces over, stainless steel sink and drainer. Integrated Bosch combi electric oven and microwave with separate hob and extractor hood, undercounter fridge, washing machine and slimline dishwasher. Window to front aspect. Door to the entrance hall.

#### **Bedroom 1**

**14'1" x 8'10"**

With built-in mirror fronted wardrobes. Storage heater. Window to rear aspect. Door leading to the entrance hall.

#### **Bedroom 2**

**8'10" x 6'6"**

With window to the front aspect. Storage heater. Door leading to the entrance hall.

#### **Bathroom**

**7'2" x 5'6"**

Fitted with a double walk in shower, vanity wash hand basin with storage cupboard under, low level WC, tiled walls, emergency pull cord, heated towel rail, extractor fan and mirrored wall hung cabinets

#### **Outside**

Small patio with French doors leading to the conservatory. Slate area with bedding area for plants, garden shed with power and light connected. Access gate to the side offering easy access for a mobility scooter, which can be stored and charged in the shed.

#### **PROPERTY INFORMATION**

Maintenance Fees - £3576/annum

EPC - D

Tenure - Leasehold - 66 years remaining

Council Tax Band - C (East Cambs)

Property Type - End of Terrace Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 51 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

Broadband Type – Superfast available 62Mbps download, 12Mbps upload

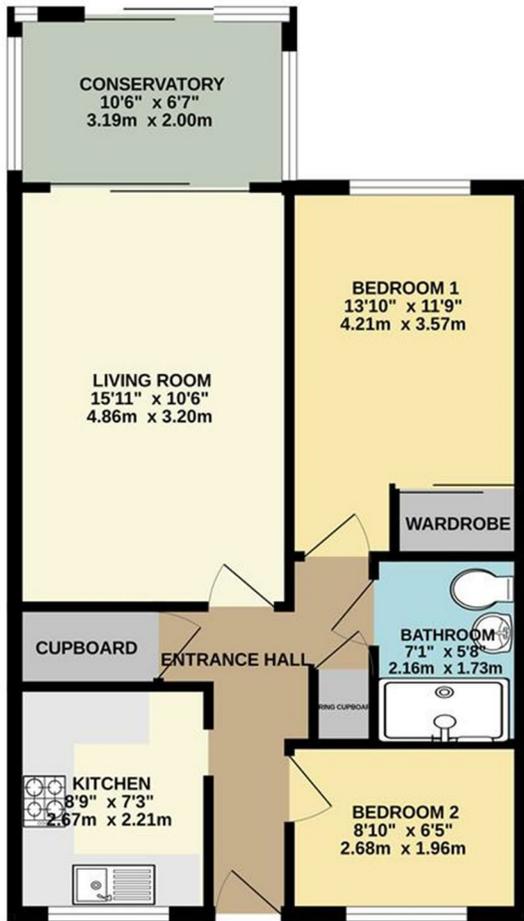
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

#### **Location**

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- End Of Terrace Bungalow
- Greatly Improved Throughout
- Modern Fitted Kitchen
- Spacious Living Room
- Conservatory
- Two Bedrooms
- Modern Shower Room
- Courtyard Garden
- Highly Regarded Village Location
- Viewing Highly Recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	90

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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