Chapel Row, Ashley CB8 9ED

Offers In Excess Of £220,000

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An attractive flint cottage nestling in the heart of this highly regarded and sought after village and offered for sale with no onward chain.

Oozing with charm and character, this property offers sizeable rooms throughout and boasts accommodation to include entrance hall, kitchen/dining room, living room, two double bedrooms and bathroom.

Externally the property offers a fully enclosed courtyard garden to the front with space for table and chairs.

Viewing recommended.

Entrance Hall
Doors leading to kitchen/breakfast room, sitting room, bedroom 1 and bathroom. Large window to the front aspect. Half glazed stable door leading to front garden.

Kitchen/Breakfast Room 10'9" x 11'8" (3.30m x 3.57m)
Modern fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/3 bowl sink and drainer with a mixer tap over. Integrated oven with inset electric hob and extractor over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Tile effect vinyl flooring. High window. Dual ceiling light well windows. Radiator. Door leading to the hallway.

Sitting Room 17'10" x 11'8" (5.45m x 3.57m)
Spacious living room with exposed brick feature fireplace with raised tiled hearth. Inset wooden beam mantel. Dual windows to the front aspect. Door to stairs leading to Bedroom 2. Built-in shelving. Radiators. Door leading to the hallway.

Bedroom 1 10'2" x 10'4" (3.10m x 3.16m)
Generous double bedroom with internal window to the hallway and porthole window to the side aspect. Radiator. Door to hallway.

Bathroom 7'0" x 8'4" (2.14m x 2.55m)
Modern white suite comprising low level W.C., pedestal hand basin, panelled bath with mixer tap and shower attachment over and walk-in shower cubicle. Tiled to wet areas. Radiator. Door leading to the hallway.

Bedroom 2 18'2" x 11'8" (5.55m x 3.57m)
Spacious bedroom with dual windows to the front aspect. Built-in wardrobe and storage cupboards. Radiator. Door to stairs leading to the ground floor.

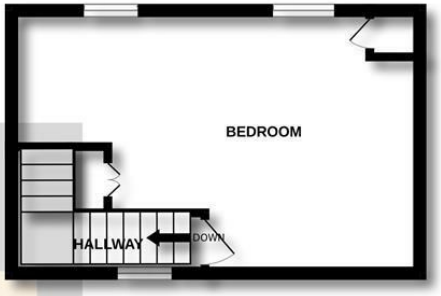
Outside
Courtyard garden with established shrub planting. Picket fence to the boundary. Oil tank. Half glazed stable door leading to the hallway.

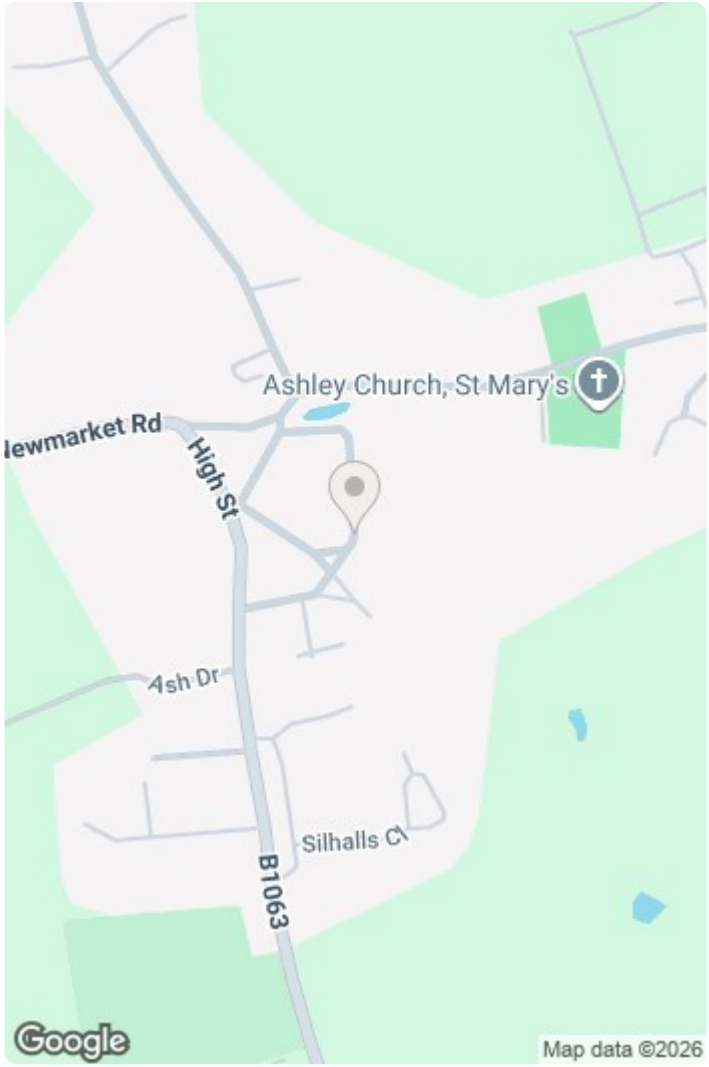
PROPERTY INFORMATION
EPC - E
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 85 SQM
Parking – tbc
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Superfast available, 60Mbps download, 14Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Ashley, is a small village located in the county of Cambridgeshire, England. It is situated approximately 10 miles south-west of Cambridge and approximately 11 miles from Newmarket. The village is set within picturesque countryside, with historical landmarks including St Mary's Church, which dates back to the 12th century and Ashley Manor House built in the 16th century. The village has a primary school, a pub, and a village hall, which hosts various events throughout the year.

GROUND FLOOR

1ST FLOOR





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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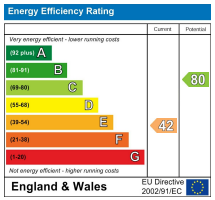

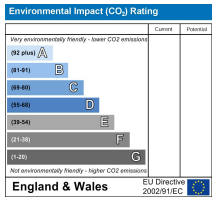

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