



15 HIGH STREET ASHLEY, CB8 9DX

**£395,000**

[TYLERS.NET](http://TYLERS.NET)

**A spacious 3 bedroom detached bungalow within a charming non-estate location. The property offers ample off-street parking and a single garage. No onward chain**



Ashley is a wonderful village located in the county of Cambridgeshire, the village is set within picturesque countryside. Ashley offers great access to nearby locations including the market town of Newmarket. Within Ashley there is a local shop that has recently opened for daily convenience as well as a local public house. Within Ashley you will find historical landmarks including St Mary's Church and Ashley Manor house.

- Detached Bungalow
- Three bedrooms
- Spacious kitchen diner
- No onward chain
- Private garden
- Garage and driveway

This property offers three good size bedrooms, plenty of storage cupboards and a good size kitchen/diner. The living room is very bright with two large windows and there is a feature fireplace. The rear garden is enclosed and very private. It is mostly laid to lawn with a variety of shrub borders and beds. The driveway has space for several vehicles.

Entrance door to;

**ENTRANCE HALL** - With storage cupboards and doors to all rooms.

**LOUNGE** - With two radiators, feature fireplace and two double glazed windows.

**KITCHEN/DINER** - Mix of wall and base units including a sink with drainer, there is an integrated oven and hob with overhead extractor. Space with plumbing for white goods, double glazed window and door to the rear.

**BEDROOM 3** - Radiator and double-glazed window to the rear.

**BEDROOM 1** - Radiator and double-Glazed window to the rear.

**BEDROOM 2** - Radiator, double glazed window to the front and a fitted single fronted wardrobe

**BATHROOM** – Part tiled family bathroom, with Tub and overhead shower, a low level wc, and

wash hand basin, there is a double glazed window to front.

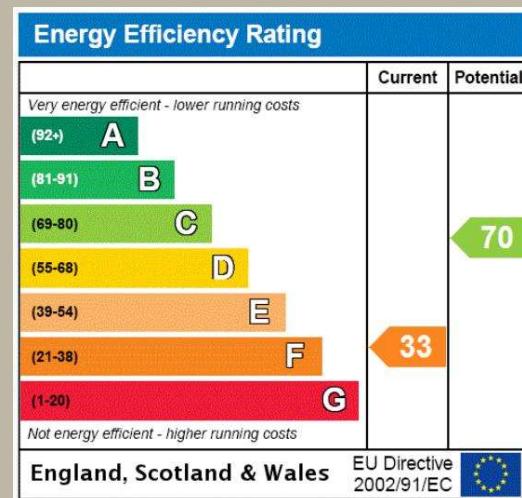
#### OUTSIDE

Enclosed rear garden, which is mostly laid to lawn, there is plenty of shrubbery around the gardens outskirts. To the front sits a Pebble driveway with opportunity for multiple car parking, as well as a single garage, most of the front space is enclosed with a large hedge.

#### Agents Notes

Tenure: Freehold

Council tax band: D



**Cambridge**  
104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

**Histon**  
19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

**Willingham**  
Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

**Newmarket**  
16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

hello@tylers.net | **TYLERS.NET**



Total area: approx. 77.5 sq. metres (833.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.



Tylers Independent Estate Agents is a trading name of Tylers Property Partnership Ltd  
Registered address: Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

**TYLERS**