

The Green, Ashley, CB8 9EB

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Guide Price £280,000

- End Terraced Cottage
- Kitchen/Breakfast Room
- 2 Bedrooms - 1 Ensuite Cloakroom
- Landscaped Rear Garden
- Off-Road Parking for 1 Car
- Delightful Village Location
- Oil Fired Heating



A well presented end terraced cottage set in a delightful village. The accommodation features a living room, a kitchen/breakfast room, a ground floor bathroom, 2 bedrooms with 1 first floor ensuite cloakroom. Further benefits include a landscaped rear garden and off-road parking for 1 car.









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.

LIVING ROOM
A light and spacious room featuring a fireplace with log burning stove, recess with built-in shelving and storage, entrance door, radiator, window to the front aspect.

KITCHEN/BREAKFAST ROOM
Extensively fitted with a range of wall and base mounted units comprising a stainless steel sink, a Bosch electric built-in oven and 4 ring hob with extractor hood over, space and plumbing for washing machine, stairs leading to the first floor with a fitted breakfast table built-in under recess which folds down, radiator, window to the rear aspect.

REAR HALL
with doors to both the rear and the side aspect, cupboard housing the oil fired boiler.

BATHROOM
with a panelled bath with shower attachment over, vanity hand wash basin, low level WC, heated towel rail, tiled walls, window to the side aspect.

FIRST FLOOR

BEDROOM
A double bedroom with radiator and a window to the rear aspect.

ENSUITE CLOAKROOM
with hand wash basin, low level WC, window to the rear aspect.

BEDROOM
A spacious dual aspect room with windows to the front and side aspects, radiator and 2 built-in wardrobes.

OUTSIDE
To the rear of the property is a two tier garden, partly laid to lawn with a paved patio area, mature planting, fitted corner seating area, timber store.

The side of the property enjoys a low maintenance parking area for 1 car, an oil tank and gated access to the rear.

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





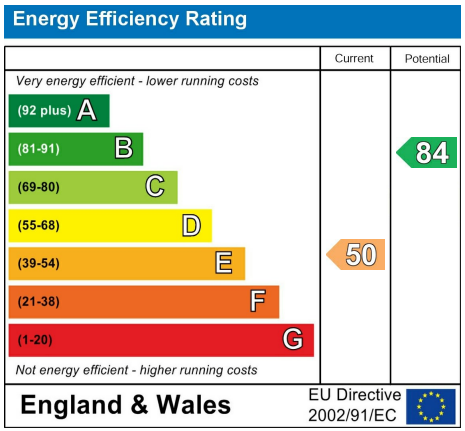












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Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambridgeshire



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.