

Ash Grove, Burwell CB25 0DR

Guide Price £145,000

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16 Ash Grove, Cambridge, CB25 0DR

We are pleased to offer for sale an extended retirement home on this popular development in Burwell.

Burwell is a popular village with a variety of amenities including shops and restaurants, three pubs, health centre, dental surgery, sports centre and lots of community based clubs and societies.

Accommodation includes a living room, fitted kitchen, dining room/bedroom two, conservatory, ground floor bathroom, first floor shower room and a master bedroom.

Outside there is allocated parking and a private walled rear garden.

This property is available to over 55s only.







Kitchen 8'5" x 5'6" (2.59m x 1.70m)

Modern kitchen fitted with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Inset electric hob with stainless steel extractor above. Space for under counter appliances. Attractively tiled splashbacks. Window to the front aspect. Door to the lounge.

Lounge 17'7" x 8'10" (5.38m x 2.70m)

Spacious lounge with window to the front aspect. Electric coal effect fire place with white surround and hearth. Storage heater. Window to the front aspect. Doors leading to the kitchen, dining room/bedroom, bathroom and front. Understairs storage cupboards. Stairs leading to the first floor landing.

Dining Room/Bedroom 10'9" x 8'7" (3.28m x 2.64m)

Generous room with LVT wood flooring. Glazed double sliding doors leading to the conservatory. Door leading to the lounge.

Bathroom 7'2" x 5'2" (2.20m x 1.60m)

White suite comprising low level W.C., pedestal hand basin and generous walk-in shower. Obscured window. Door to lounge.

Conservatory 9'11" x 8'6" (3.03m x 2.60m)

Generous room with glazed double french doors leading to the rear garden. Sliding glazed double doors leading to the dining room/bedroom. Storage heater.

Landing

Door to Master bedroom. Stairs leading to lounge.

Master Bedroom 25'8" x 11'3" (7.83m x 3.43m)

Spacious Master bedroom with built-in wardrobes and storage cupboards. Airing cupboard. Storage heater. Dual aspect windows. Access hatch to loft space. Doors leading to the en suite and landing.

En Suite Shower Room 5'11" x 4'11" (1.82m x 1.50m)

White suite comprising pedestal hand basin, low level W.C. and generous walk-in shower. Door leading to the Master Bedroom.

Outside - Front

Lawned areas with a variety of shrub planting. Central pathway leading to the front door.

Outside - Rear

Courtyard style garden with timber shed. Double french doors leading to the conservatory.

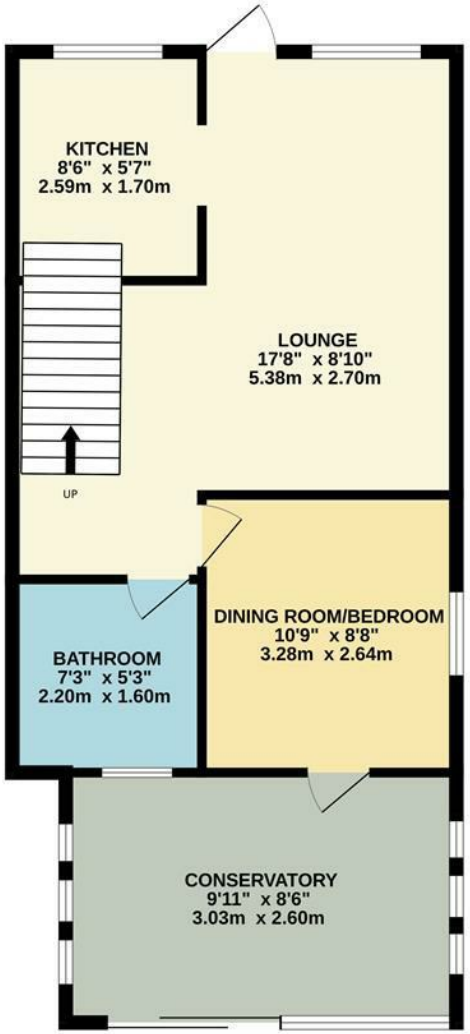
PROPERTY INFORMATION

Maintenance fee - £321.12 per month (includes water)
Ground Rent £107 every six months.
EPC - D
Tenure - Leasehold 99 years from 1988
Council Tax Band - C (East Cambs)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 72 SQM
Parking – Allocated
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric Storage Heaters
Broadband Connected - tbc
Broadband Type – Superfast available, 54Mbps download, 8Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

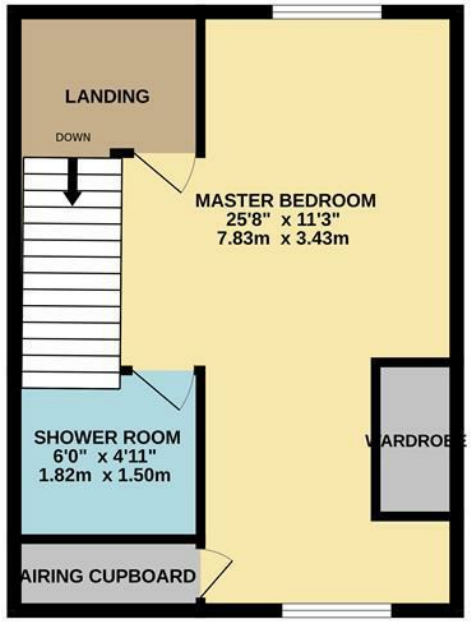
Location

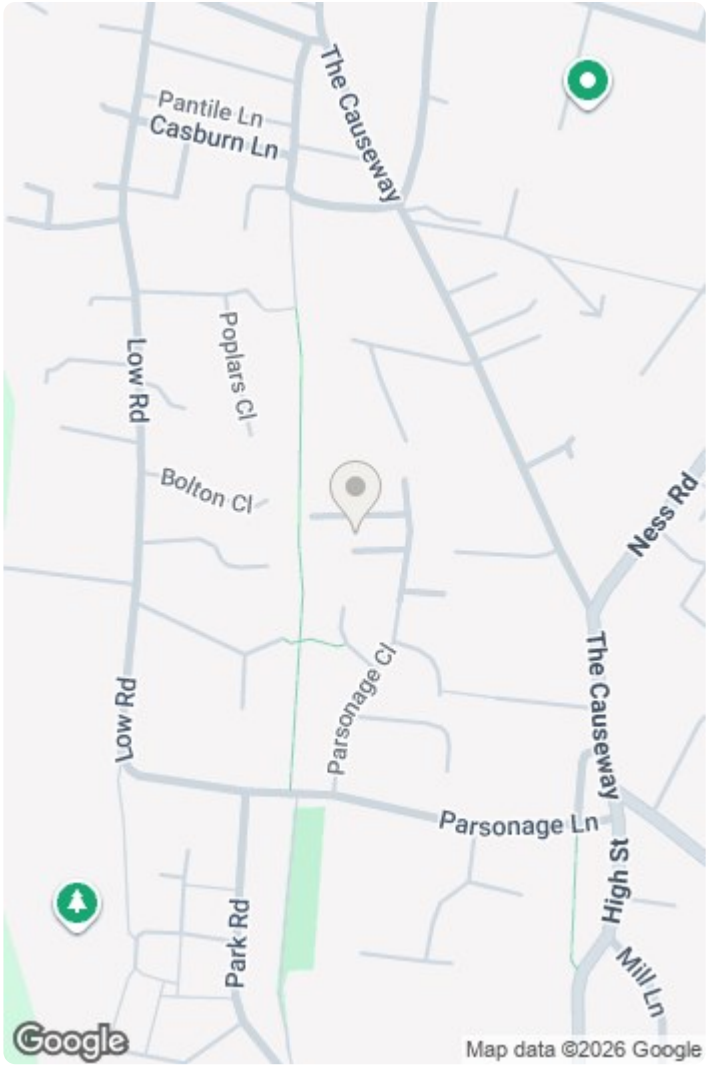
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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.

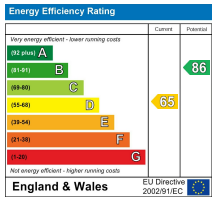
GROUND FLOOR

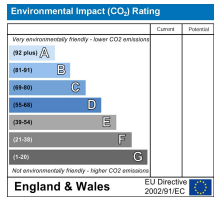


1ST FLOOR









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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