



**The Green, Ashley CB8 9EB**

**Guide Price £220,000**

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## The Green, Ashley CB8 9EB

**A charming period cottage nestling within this highly regarded and sought after village.**

**Cleverly planned, this cosy cottage offers accommodation to include entrance porch, living room, kitchen/breakfast room, bathroom and two good size bedrooms (ensuite WC).**

**Externally the property offers an enclosed courtyard style garden with space for table and chairs.**

**Viewing highly recommended.**

### Entrance Porch

With window to the front aspect. Door leading to the front. Opening to the living room.

### Living Room

11'5" x 10'8"

Well presented living room with a feature fireplace, currently fitted with an electric coal effect fire with exposed brick surround and stone hearth. Bressumer beam mantel. Window to the front aspect. Radiator. Openings leading to the kitchen/breakfast room and entrance porch.

### Kitchen/Breakfast Room

11'5" x 10'11"

Modern eye and base level cupboards and storage drawers with work top over. Integrated double oven with inset hob and extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink and drainer with mixer tap over. Attractively tiled splashbacks. LVT wood effect flooring. Vertical radiator. Window to the rear aspect. Opening leading to the living room. Arched opening leading to the rear hallway. Stairs leading to the first floor landing.

### Rear Hallway

With doors leading to the courtyard garden and bathroom. Arched opening leading to the kitchen/breakfast room.

### Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset handbasin with mixer tap over and panelled bath with wall mounted electric shower over. Built-in base storage units with counter work tops. Attractively tiled. Obscured window. Ladder radiator. Door leading to the rear hallway.

### Landing

With doors leading to all bedrooms. Stairs leading to the kitchen/breakfast room.

### Bedroom 1

11'5" x 10'8"

Generous double bedroom with feature fireplace with ornate white surround and mantel. Window to the front aspect. Radiator. Door leading to the landing.

### Bedroom 2

10'11" x 9'1"

Generous double bedroom. Sliding mirrored door leading to the en suite W.C. Built-in cupboard housing the hot water tank and heating controls. Radiator. Window to the rear aspect. Door leading to the landing.

### En Suite W.C.

White suite comprising low level, concealed cistern, W.C. and inset oblong handbasin with mixer tap over. Sliding mirrored door leading to bedroom 2.

### Outside

Charming courtyard garden with a retractable patio awning. PVC shed. Side access gate.

### PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 53 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps

download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – The property has a right of access across no.11 garden.

### Location

Ashley is a charming and picturesque village located on the Suffolk border, just 4 miles southeast of Newmarket. Set in a peaceful and welcoming environment, it offers a perfect blend of natural beauty and community spirit.

The village features a pond, a local shop, a sports pavilion, a family park with a large playing field, and The Old Plough, a Racecourse favourite established in 1987. Ashley is a delightful village where both residents and visitors can enjoy a relaxed and friendly atmosphere.



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 TOTAL FLOOR AREA: 563 sq ft (52.3 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, sections, rooms and any other parts 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 for any prospective purchase. The windows, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
 Made and Issued 15/12/24

- Charming Terraced House
- Kitchen/Breakfast Room
- Living Room
- Two Bedrooms (1 en suite W.C.)
- Charming Courtyard Garden
- Beautifully Presented Throughout
- Highly Regarded Village Location
- Viewing Highly Recommended



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>41</b>

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