



Ash Grove, Burwell. Cambridgeshire

Pocock + Shaw

18 Ash Grove
Burwell
Cambridge
Cambridgeshire
CB25 0DR

An attractive, beautifully presented and recently updated, 2 bedroom cottage style retirement house for the over 55's, set within an exclusive development close to the centre of this well served and popular village. Large sitting room, fitted kitchen, bedroom 2 / dining room, bathroom, plus an impressive master bedroom with en suite shower room. EPC:C

Guide Price £167,500



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, Anglican and non conformist churches, post office, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

This lovely two bedroom end terrace, cottage style house is pleasingly positioned a courtyard style arrangement of beautifully maintained gardens, and benefits from well proportioned and well presented accommodation arranged over two floors. Complimented by nearby parking and with easy access to the excellent on site facilities, the property is conveniently situated for Burwell's well served local amenities and thriving community.

With the benefit of warden control alert assistance throughout the property, key safe wall box, newly fitted electric heaters, in detail the accommodation includes:-

Ground Floor

Sitting Room 5.60m (18'5") x 3.67m (12') max
With an entrance door, window to front aspect, two electric wall mounted heaters, stairs rising to first floor, understairs storage cupboard, fitted carpet, emergency pull cord.

Kitchen 2.72m (8'11") x 1.73m (5'8")
Fitted with a matching range of base and eye level units with worktop space over, underlighting, sink with single drainer and swan neck mixer tap, plumbing for washing machine, space for fridge, fitted eye level electric fan assisted oven, four ring electric hob with extractor hood over, with a window to front aspect.

Dining room /Bedroom 2 3.29m (10'10") x 2.71m (8'11")
With a window to rear aspect, fitted carpet, emergency pull cord, wall mounted electric heater, door to rear and garden area.

Bathroom
Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, shaver light & wall mounted mirror, wall mounted electric fan heater, emergency pull cord, window to rear aspect.

First Floor

Landing
A spacious landing area leading to:

Master Bedroom 6.98m (22'11") x 3.50m (11'6") max
With a window to front aspect, a window to the rear aspect, single door airing cupboard housing the hot water cylinder, electric storage heater, sliding door double wardrobe, fitted carpet, emergency pull cord, access to loft space.

En-suite Shower room
Fitted with a three piece suite comprising walk in shower enclosure, shower above, glass screen door, and low-level WC, tiled surround, extractor fan, heated towel rail, wall mounted mirror & shaver light, emergency pull cord.



Tenure

The property is leasehold and held on a 139 year lease, granted in 1988. There is an annual maintenance service charge of £3741.74, which includes the on call warden, water rates, buildings insurance, gardening & communal maintenance, outside lighting. There is a ground rent fee of £107.65, per half annum.

Important Note

It is a condition of the lease that residents must be over the age of 55 years.

Services

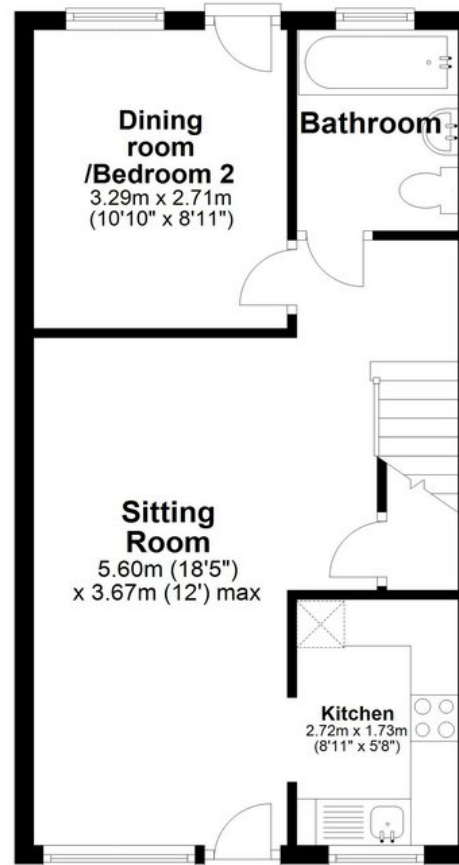
Mains water, drainage and electricity are connected.

Council Tax Band: C East Cambs District Council

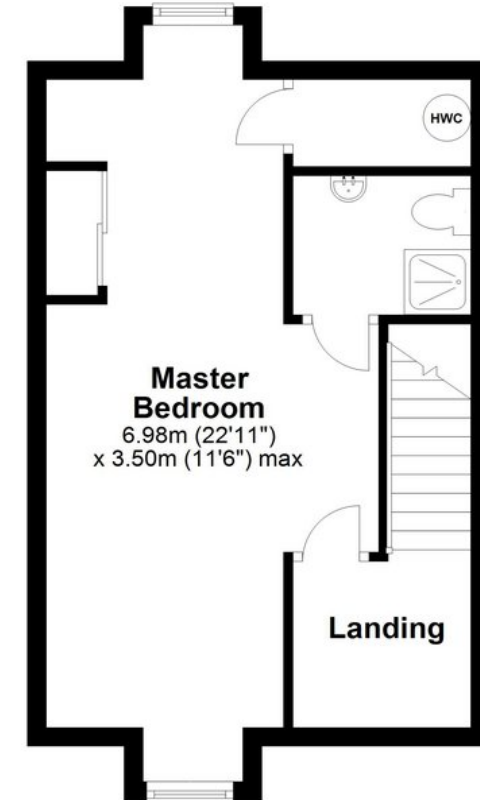
Viewing: Strictly by prior arrangement with Pocock & Shaw. KS



Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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