



**Ash Grove, Burwell, CB25 0DR**

**Guide Price £175,000**

**MA**

Morris Armitage

01638 742461

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Ash Grove, Burwell CB25 0DR

A modern end of terrace chalet style property nestling within this established retirement development and located within this popular village setting.

Offering surprisingly spacious rooms throughout, this property boasts A sizeable living room, kitchen, two bedrooms (with en-suite to the master) and a family bathroom.

No chain – minimum age 55.

### Accommodation Details:

#### Sitting/Dining Room 17'8" x 14'8" (5.41 x 4.49)

Spacious living room with featured fireplace and wooden mantle, TV connection point, radiators, under staircase storage and window to the front aspect.

#### Kitchen 8'7" x 5'9" (2.64 x 1.76)

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer, tiled splashback areas, space and plumbing for fridge and washing machine. Window to the front aspect.

#### Bathroom

Three piece suite comprising of low level WC, wash basin and panelled bath.

#### Bedroom 1 27'3" x 11'5" (8.33 x 3.49)

Double bedroom with built in

sliding door wardrobes, storage cupboard, radiators, access to loft and windows to the front and rear aspect.

#### Ensuite

Three piece suite comprising of low level WC, wash basin and enclosed shower cubicle.

#### Bedroom 2 9'10", 10'4" x 6'6", 22'9" (3.32 x 2.70)

With radiator and window to the rear aspect.

#### Outside - Rear

Enclosed courtyard area boarded by mature hedging and pathway.

#### Outside - Front

Small frontage with pathway to entrance door.

### PROPERTY INFORMATION

Maintenance fee - tbc

EPC - D

Tenure - Leasehold

Council Tax Band - C (East Cambs)

Property Type - End terrace Bungalow

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 64 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast

available 56Mbps download,

9Mbps upload

Mobile Signal/Coverage – Good

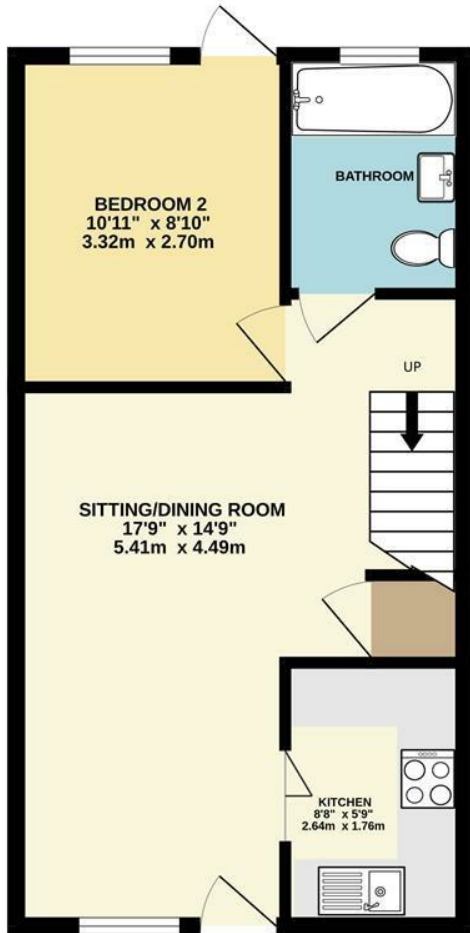
Rights of Way, Easements,

Covenants – None that the

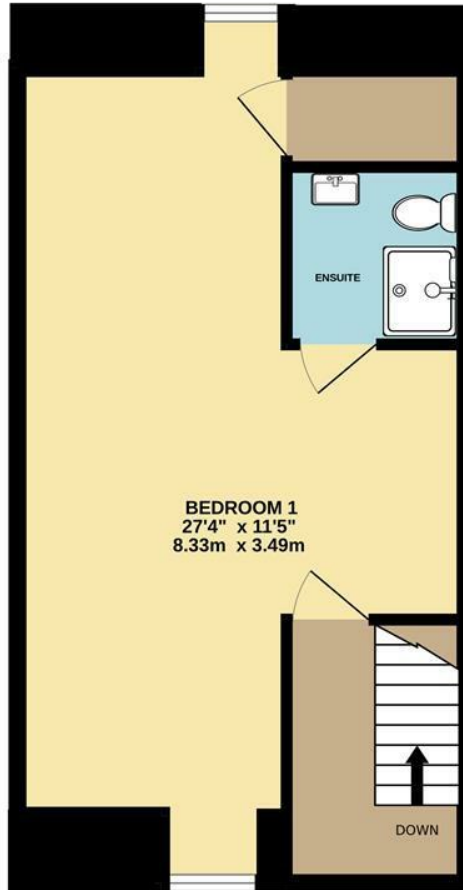
vendor is aware of



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

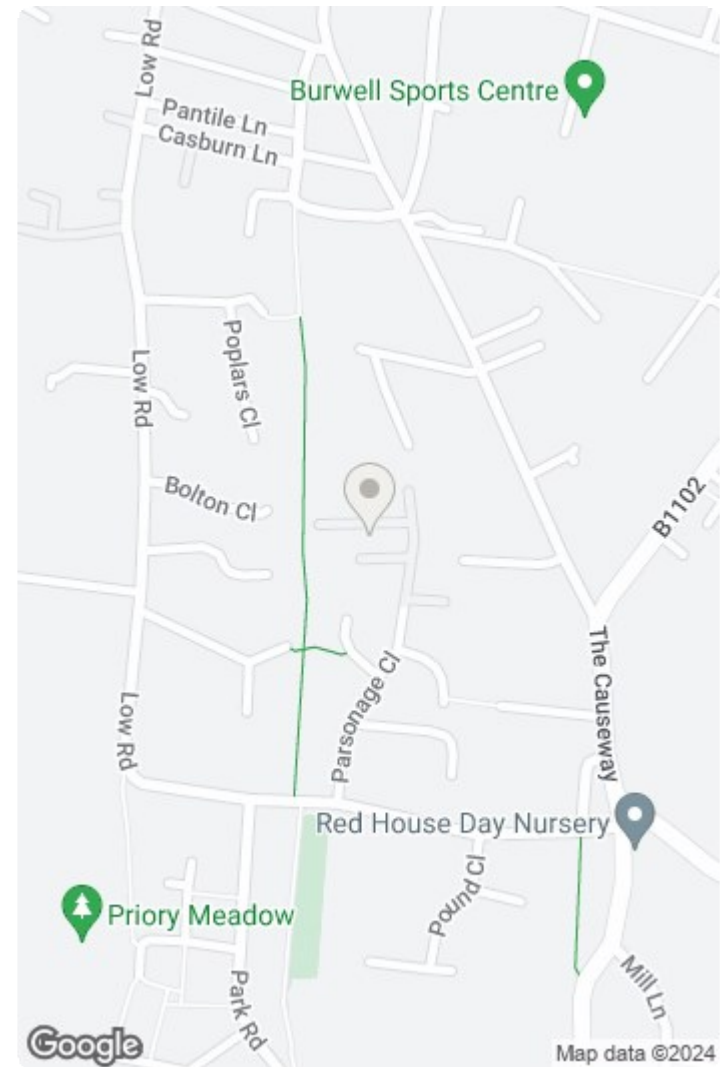


1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

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.  
Made with Metropix ©2023



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85	A	A
55	85	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
		G	G

England & Wales EU Directive 2002/91/EC

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

