



Ash Grove, Burwell, CB25 0DR

CHEFFINS

Ash Grove

Burwell,
CB25 0DR

- Retirement Property Available for over 55's
- 2 Bedrooms
- 2 Bath/Shower Rooms
- 2 Parking Areas
- Local Amenities
- Warden Controlled
- NO CHAIN

An opportunity to purchase a 2 bedroom end terrace retirement home, exclusively for the over 55s. Set within the sought-after Ash Grove development in Burwell, the property enjoys a convenient location close to local amenities and benefits from warden controlled alert assistance for added peace of mind. The accommodation comprises a living room, versatile dining room/second bedroom, ground floor bathroom and a first floor primary bedroom with ensuite shower room. Outside, the property offers parking spaces to the front and rear. Available with NO ONWARD CHAIN.

2 2 1

Guide Price £160,000





LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.



LIVING ROOM

with front entrance door, window to the front aspect, stairs to the first floor, under stairs storage cupboard, archway into;

KITCHEN

with built in wall and base mounted units, work surfaces, built-in oven and hob, space for fridge, washing machine, window to the front aspect.

DINING ROOM/BEDROOM

with a window and door to the rear aspect.

GROUND FLOOR BATHROOM

with a panelled bath with shower over, hand wash basin, low level WC.

FIRST FLOOR

LANDING

BEDROOM 1

A double aspect room with windows to the front and rear aspects, built-in storage cupboard.

ENSUITE SHOWER ROOM

with a shower cubicle, hand wash basin, low level WC.

OUTSIDE

Off-street parking is available to the front and rear aspects of the property.

Sales Agents Notes

Tenure - Leasehold

Length of Lease - 102 years remaining (139 years from 1988)

Annual Service Charge - £3,792.00 (includes ground rent)

Service Charge Review Period - Annually

This property is only available to people aged 55 and over.

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





Approximate Gross Internal Area 836 sq ft - 78 sq m

Ground Floor Area 436 sq ft – 41 sq m

First Floor Area 400 sq ft – 37 sq m



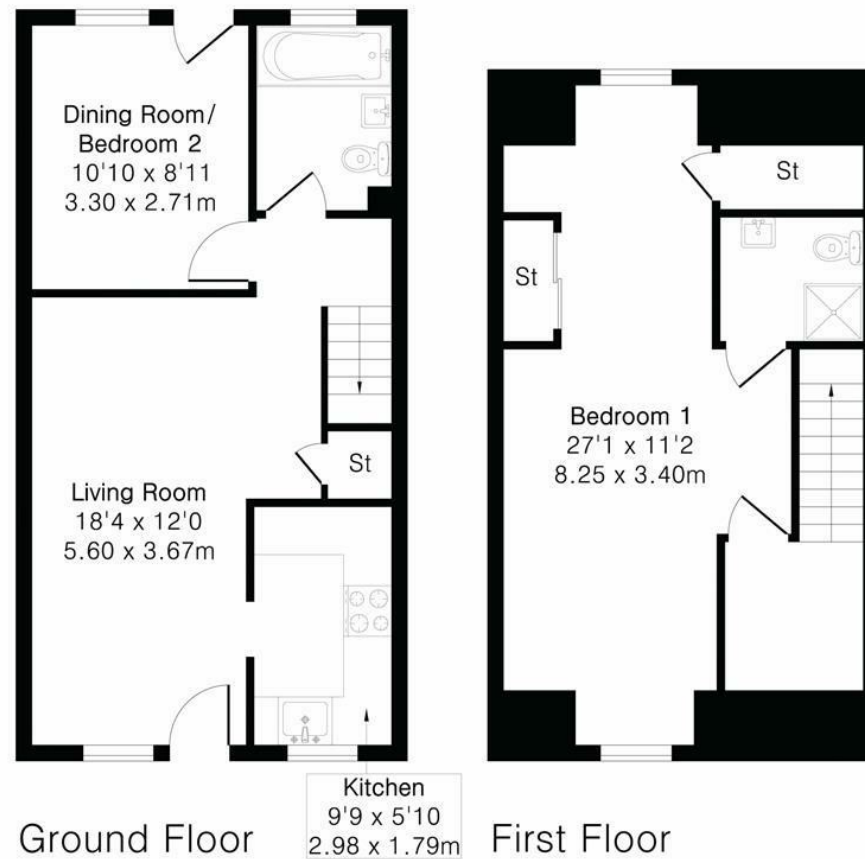
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £160,000

Tenure – Leasehold

Council Tax Band – C

Local Authority – East Cambridgeshire



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



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