



Newmarket Road, Ashley, CB8 9DR

CHEFFINS

Newmarket Road

Ashley,
CB8 9DR

- Mid Terraced Period Property
- Fitted Kitchen
- Spacious Ground Floor Bathroom
- 2 Bedrooms – 1 Ensuite
- Enclosed Rear Garden
- Parking to the Front

A charming mid terrace period home, ideally positioned in a peaceful, traffic free position within a highly sought after village. The accommodation includes a well appointed fitted kitchen, a welcoming living room with French doors opening to the rear garden, a spacious ground floor bathroom, and two bedrooms on the first floor, one of which benefits from an ensuite shower room. Additional features include a private enclosed rear garden and parking to the front.

2 2 1

Guide Price £240,000





LOCATION

ASHLEY is a highly sought after village set amongst attractive countryside and lies approx 4 miles south east of Newmarket. The village has a public house, restaurant, general store and is ideally placed for Newmarket, the A14/A11 giving access to Cambridge, Bury St Edmunds and beyond. Easy access to Newmarket, Dullingham and Kennett train stations.

KITCHEN

with a range of fitted base and wall mounted cupboards, stainless steel sink and drainer, integrated eye level oven and grill, 4 ring hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, window to the front aspect and entrance door.

LIVING ROOM

with stairs leading to the first floor, pair of French doors leading to the rear garden.

BATHROOM

with a side panel bath, hand basin, low level WC, radiator, 2 windows to the side aspect.

FIRST FLOOR**LANDING****BEDROOM 1**

with a window to the front aspect.

ENSUITE SHOWER ROOM

with tiled shower cubicle, hand basin, low level WC, airing cupboard.

BEDROOM 2

with built-in wardrobe storage, window to the rear aspect.

OUTSIDE

The property is attractively positioned with a shingled driveway to the front, shared with the adjoining properties and with provision for a parking space to the front.

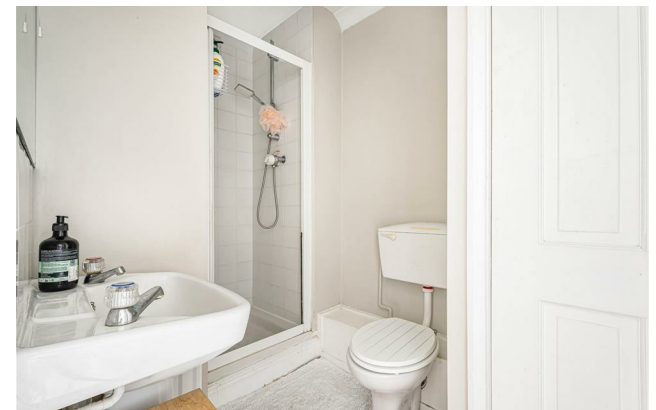
To the rear of the property is an enclosed garden laid to shingle with a circular paved patio area, timber shed and gated access to the rear.

SALES AGENTS NOTES


Please note a vehicular access leads to the front of the property over a shared lane/driveway and continues along for the benefit of the further cottages to the left. A contribution is required for any maintenance works on this shared driveway area.

The oil fired boiler mentioned in the EPC was replaced by an electric boiler in March 2022.

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





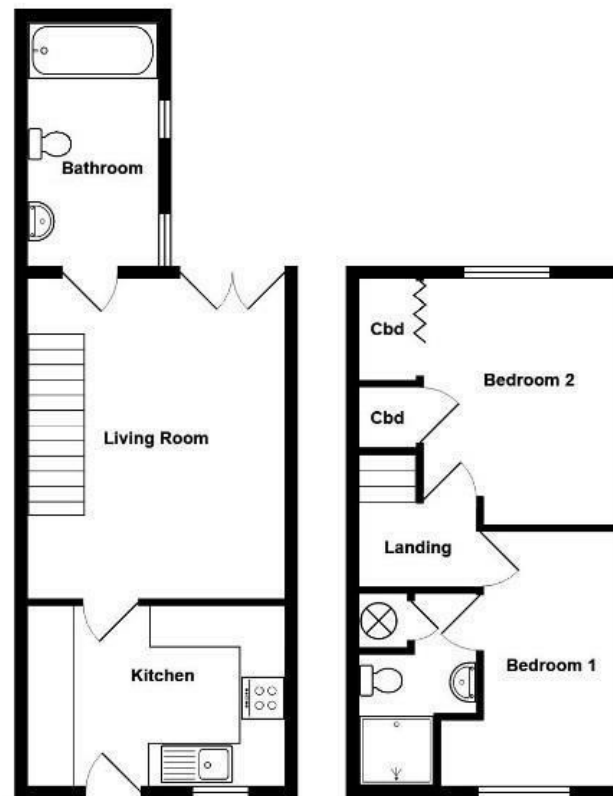
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £240,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambridgeshire





18 Newmarket Road



Total Area: 55.6 m² ... 598 ft²

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk

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

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.

