

**pocock & shaw**

Residential sales, lettings & management





2 Ash Grove  
Burwell  
Cambridge  
CB25 0DS

A superb opportunity to purchase a greatly improved and beautifully redecorated 2 bedroom retirement bungalow pleasingly positioned in Ash Grove's modern & attractive complex for the over 55's.  
EPC:D

Guide Price: £179,950



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, a church, 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 mid terrace bungalow is tucked away pleasingly within a courtyard style arrangement of beautifully maintained gardens and benefits from well proportioned, well presented and tastefully decorated accommodation. With the benefit of adjacent parking with easy access to the excellent on site facilities, the property is conveniently situated for Burwell's excellent local amenities and thriving community.

With the benefit of double glazed windows and electric heaters, warden control alert assistance throughout the property, key safe wall box, in detail the accommodation includes:

#### **Entrance Hall**

With an entrance door, large storage cupboard with power and shelving, airing cupboard housing the hot water cylinder, emergency pull cord.

#### **Bedroom 2** 2.73m (8'11") x 2.01m (6'7")

With a window to the front aspect, carpet flooring, fitted electric wall heater.

#### **Kitchen** 2.73m (9') x 2.21m (7'3")

Fitted with a matching range of base and eye level units with worktop space over, underlighting, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric four ring hob with extractor hood over, double electric oven, window to the front aspect.

#### **Sitting Room** 4.91m (16'1") x 3.26m (10'8")

With sliding patio door to rear garden and overlooking the Day Centre, carpet flooring, decorative feature electric fireplace, fitted electric wall heaters.

#### **Bedroom 1** 4.30m (14'1") x 2.76m (9'1")

With a window to the rear aspect, fitted double door wardrobe, carpet flooring, electric wall heater.

#### **Shower Room**

Fitted with three piece suite comprising large, walk-in shower cubicle with shower above, matching shower base and part glass screen, low-level WC, wash hand basin with fitted vanity unit, heated towel rail, extractor fan, tiled surround.

#### **OUTSIDE:**

Surrounded by well tended communal gardens, with a variety of plants, shrubs and trees, communal car parking area, plus visitor parking, with a paved pathway leading to front door. To the rear is a small patio seating area surrounded by well stocked mature flower and hedging borders.

#### **Tenure**

The property is leasehold and held on a 99 year lease term from 1988. There is an annual maintenance charge paid monthly of £216.95 per month, which includes the on call warden, water rates, buildings insurance, communal maintenance and outside lighting gardening etc. There is a ground rent charge of £107.65 per half annum.







### Services

Mains water, drainage and electricity are connected.

**Council Tax Band: B** East Cambridgeshire District Council

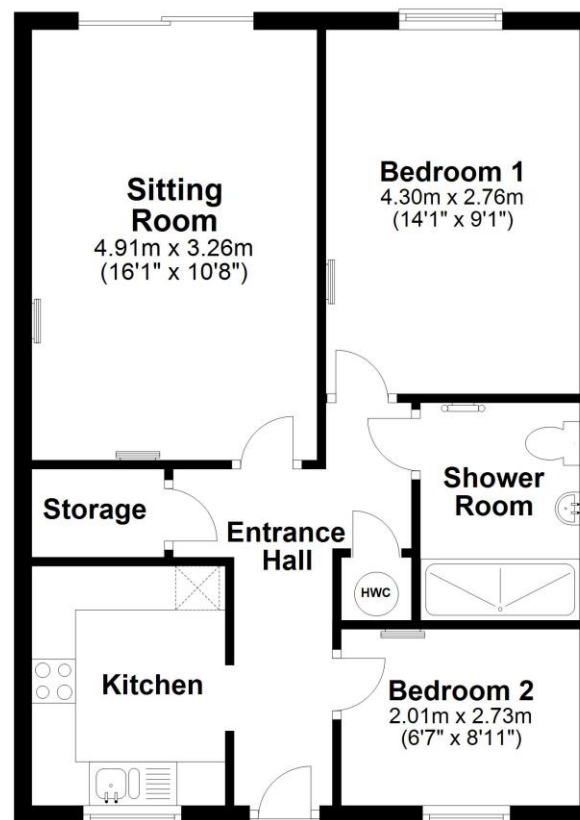
**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS

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### Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



Total area: approx. 55.2 sq. metres (594.5 sq. feet)

**An independent firm with four local offices and London marketing via the Mayfair Office**

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