



**8 High Street,
Ashley**

**DAVID
BURR**

8 High Street, Ashley, Cambridgeshire, CB8 9DX

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village shop and a church, this village is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (4 miles) offers a range of amenities including schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

A well-presented and deceptively large three-bedroom flat, located within the vastly popular village of Ashley. The flat is close to 1000 sq.ft and enjoys spacious accommodation, stunning views from its first floor setting and off-street parking for several vehicles.

A spacious three bedroom flat in the popular village of Ashley.

ENTRANCE HALL Fitted storage and stairs rising to the first floor.

LANDING A staggered level space with an airing cupboard.

SITTING ROOM A light space with a velux window and French doors to rear.

KITCHEN Open to the sitting room with fitted units, worktops over and an inset sink and drainer. Integrated cooker and hob with space and plumbing for further appliances. Partially tiled walls and a velux window.

MASTER BEDROOM Window to front aspect and an **ENSUITE**; comprising a shower cubicle, wash hand basin, w/c and heated towel rail.

BEDROOM 2 Window to front aspect.

BEDROOM 3 Window to rear aspect.

BATHROOM Comprising a bath with a shower over, wash hand basin, heated towel rail, w/c and a velux window.

Outside

The property enjoys gravelled driveway parking to the rear.

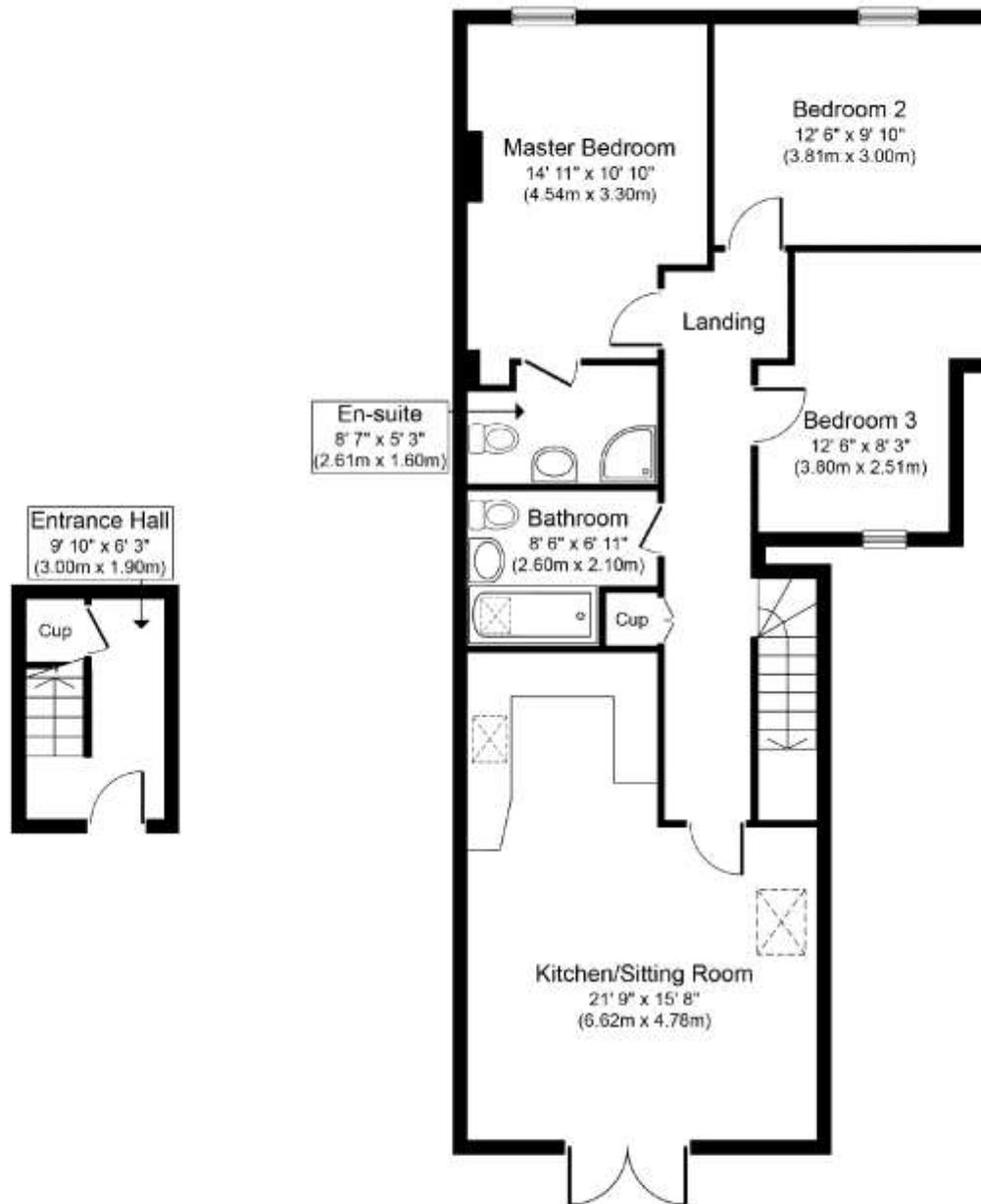
SERVICES: Electric heating. Mains water, electricity, and drainage.
Note: None of which have been tested by the agent.

EPC: TBC

LOCAL AUTHORITY: East Cambridgeshire District Council

VIEWING: Strictly by prior appointment only through David Burr.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



Ground Floor
 Approximate Floor Area
 65 sq. ft.
 (6.0 sq. m.)

First Floor
 Approximate Floor Area
 936 sq. ft.
 (87.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

