



Ashley Court, Cambridge
CB1 2NF



pocock & shaw
Residential sales, lettings & management

33 Ashley Court
Cambridge
Cambridgeshire
CB1 2NF

A well-proportioned one bedroom house enjoying a near central city location offered with no upward chain

- One bedroom house
- Near central city location
- Convenient for Train Station and shopping facilities
- Kitchen/Breakfast Room
- Sitting Room with bay window
- Double bedroom with fitted wardrobe
- Double glazing and gas central heating
- No upward chain

Guide Price £320,000



Ashley Court is located just off Staffordshire Street close to the heart of the city. The property is located between East Road and Mill Road and is only about half a mile east of the historic city centre.

For the commuter, Cambridge Central railway station is an easy cycle ride or less than a 20 minute walk away, and for shopping there is Mill Road and The Grafton and Beehive Shopping Centres.

In detail the accommodation comprises;

Part glazed upvc door to entrance hallway secured upvc doors to small storage cupboard housing the Potterton Promax combi gas central heating boiler.

Entrance hallway with stairs to first floor, window to side, radiator, British Gas wall mounted thermostat control unit, ceiling mounted spotlight, door to kitchen area and door to

Utility cupboard with window to front, lighting, power point, space and plumbing for washing machine.

Kitchen/breakfast room 9'11" x 9'2" (3.01 m x 2.79 m) with window to front overlooking grassed square, good range of fitted wall and base units with solid oak block work surfaces and tiled splashbacks, space for electric cooker with extractor hood over, recess for fridge/freezer, one and a quarter bowl stainless steel sink unit and drainer, shaped solid oak block breakfast bar, radiator, under unit lighting, built in cupboard with shelving and electric consumer unit, ceiling mounted spotlight unit.

Living room 11'10" x 11'11" (3.60 m x 3.64 m) with bay window to front, ceiling mounted spotlight unit, radiator.

First Floor

Landing with window to front, radiator, ceiling mounted spotlight unit.

Bedroom 12'1" x 11'11" (3.68 m x 3.64 m) good sized bedroom with bay window to front, double doors to built in wardrobe cupboard with clothes hanging rail and shelving, ceiling mounted spotlight unit, radiator.

Bathroom with window to front, panelled bath with chrome shower unit over, fully tiled surround with Travertine mosaic tiled detailing, WC, wash handbasin with tiled splashbacks, heated towel rail, extractor fan and recessed spotlight over bath, recessed shelving.

Outside Well tended open plan front garden area with gravelled border and path to front door.

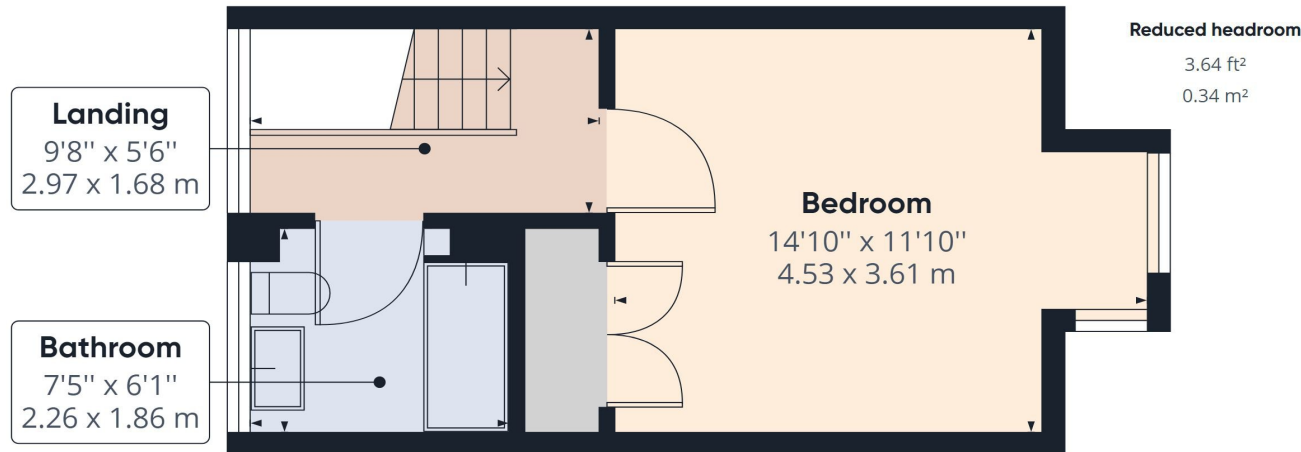
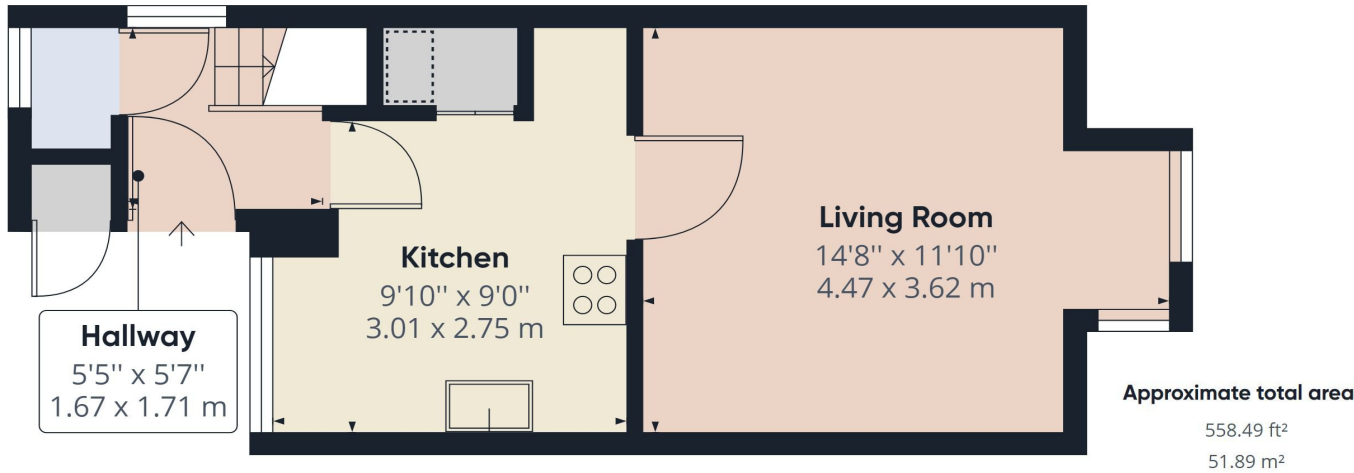
Services All mains services.

Tenure The property is Freehold

Council tax Band B

Viewing By arrangement with Pocock & Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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