



12 CHAPEL ROW
ASHLEY, CAMBRIDGESHIRE

JACKSON-STOPS 

12 CHAPEL ROW
ASHLEY, NEWMARKET, SUFFOLK, CB8 9ED

TOTAL APPROX. FLOOR AREA 1,287 SQ FT / 119.5 SQ M (INCLUDING OUTBUILDING)

A SUPERBLY PRESENTED AND DECEPTIVELY
SPACIOUS TERRACED HOUSE WITH AN
ENCLOSED GARDEN IN A HIGHLY SOUGHT
AFTER VILLAGE LOCATION



DISTANCE

NEWMARKET 4 MILES

BURY ST EDMUNDS 12 MILES

CAMBRIDGE 13 MILES

LONDON 65 MILES

GROUND FLOOR

- Entrance Hall/Snug
 - Sitting Room
 - Dining Room
 - Kitchen/Breakfast Room
 - Rear Hall
-

FIRST FLOOR

- Landing
 - Bedroom 1
 - Bedroom 2
 - Bedroom 3
 - Family Bathroom
-

OUTSIDE

- Parking In Front of the House or at the top of the Lane
- Enclosed Garden
- Garden Store



THE PROPERTY

12 Chapel Row is a delightful property in a desirable village location with an enclosed garden. Built in 1890, this well located property has painted brick elevations under a slate roof. The light and spacious accommodation extends to 1,234 sq ft with recently replaced double glazed windows and doors and oil fired central heating.

The welcoming **entrance hall/snug** has a window to the front, fireplace, alarm system and wood floor. The spacious open plan **sitting /dining room** has windows to the front and rear, double doors to the garden, fireplace, wall mounted lights, wood and tiled floor. The well finished **kitchen/breakfast room** has a window to the rear, base and eye level units, wood worktops, inset sink with drainer, integrated appliances including a six ring induction hob with extractor hood above, oven and grill, dishwasher, space and plumbing for a washer/dryer, breakfast bar with storage, shelving, space for an upright fridge/freezer, recessed ceiling downlights and tiled floor. The **rear hall** has a door to the garden and stairs to the first floor. **Bedroom 1** has a window to the front, decorative fireplace and wood floor. **Bedroom 2** has a window to the front. **Bedroom 3** has a window to the rear, access to the loft space, cupboard housing the hot water tank and wood floor. The **family bathroom** has a frosted window to the rear, pedestal wash basin, w/c, tiled walk-in shower cubicle, roltop bath with shower attachment and wood floor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



OUTSIDE

The **front** of the property is enclosed by picket fencing with a picket gate leading to a paved path to the front door, with flower and shrub beds, gravel area and outside lighting. **Parking** for the property is in front of the house or at the end of the lane, there is no allocated parking. The **garden** is enclosed by brick walls and close boarded wooden fencing and mainly laid to lawn with a paved terrace perfect for entertaining, garden store, oil tank, outside lighting and water tap. A pedestrian gate to the rear provides access to the garden.

LOCATION

12 Chapel Row is situated in the heart of the village of Ashley. Ashley is set in beautiful rolling countryside on the Cambridgeshire/Suffolk border, with local amenities including a public house, a village shop and a church. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The market town of Bury St Edmunds and the University City of Cambridge offer a wider range of amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge North, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.



DIRECTIONS CB8 9ED

From Newmarket take the B1063 road to Cheveley and continue on to Ashley. On entering the village go straight over at the right hand bend into Church Street and turn right up the side of the pond and 12 Chapel Row can be found on the left hand side

PROPERTY INFORMATION

SERVICES: Mains water, electricity and drainage.
Oil fired central heating.

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Band C
Current annual charge: £2,209.05

LOCAL AUTHORITY: East Cambridgeshire District
Council Tel: 01353 665555

BROADBAND SPEED: Ofcom states speed available up to 60 mbps

MOBILE SIGNAL/COVERAGE: Yes

What3words: ///dares.breeze.plotted

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231
Email: newmarket@jackson-stops.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

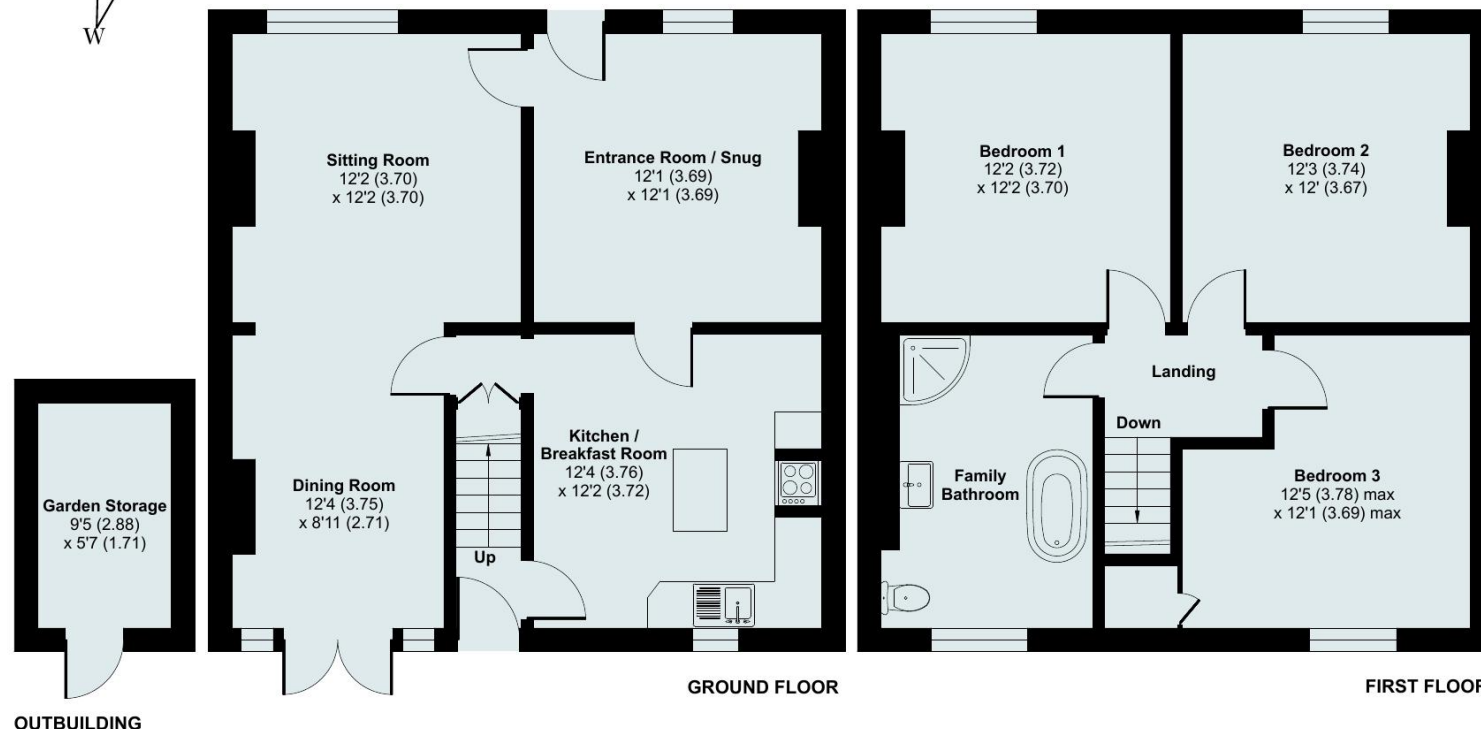
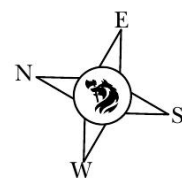
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



12 Chapel Row, Ashley

Approximate Area = 1234 sq ft / 114.6 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Jackson-Stops. REF: 1494525



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NEWMARKET

01638 662231

newmarket@jackson-stops.co.uk

jackson-stops.co.uk



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