



Grange Road, Saffron Walden, CB10 1TA

**CHEFFINS**



## Grange Road

Ickleton, Saffron Walden,  
CB10 1TA

A truly charming two double bedroom cottage which has been extended to the rear and has undergone full modernisation throughout boasting contemporary fully fitted kitchen as well as attractive lounge with feature fireplace. Available on an unfurnished basis from late-February

### LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border. As well as many fine period properties and an historic Church, the village has a popular Inn and Shop/Post Office. Saffron Walden is around 5 miles and Cambridge is about 11 miles away. The M11 (junction 10) is approximately 3 miles distant and Great Chesterford mainline station with trains to Cambridge and London's Liverpool Street is about 1 1/2 miles away.

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**£1,350 PCM**





## Ground Floor

### Entrance Hall

With doors leading through to adjoining rooms.

### Lounge

With dual aspect windows overlooking the front and side aspect as well as the benefit of a working woodburner.

### Kitchen/Diner

A bright and spacious kitchen diner boasting integrated cooker and hob as well as dishwasher, washing machine and fridge with small freezer compartment. French doors open out onto the courtyard garden.

### Cloakroom

With W/C and wash hand basin.

## First Floor

### Master Bedroom

With views overlooking the front of the property as well as feature fireplace.

### Bedroom Two

With rolling Countryside views over the rear aspect as well as built in cupboard offering additional storage.

## Shower Room

Contemporary suite with shower cubicle, low level W/C, wash hand basin and heated towel rail. Obscured window overlooking the front aspect.

## Outside

Externally there is parking for 1 car to the rear as well as private courtyard garden and communal lawn area shared between Cottages 1 & 2.

## Viewings

Strictly by appointment through the agent.

## Material Information

Holding deposit : £311.00

For more information on this property, please refer to the Material Information brochure that can be found on our website.

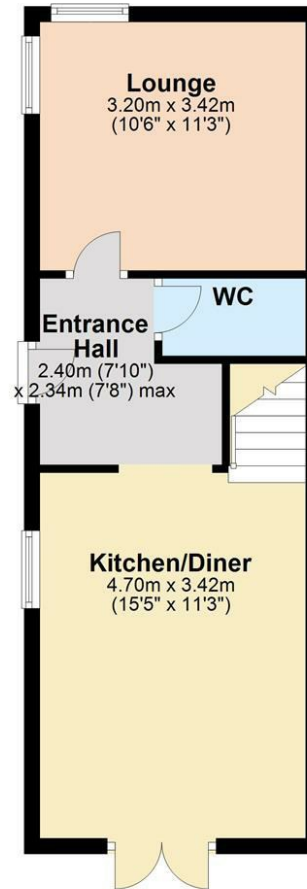


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>80</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£1,350 PCM  
Council Tax Band – B  
Local Authority – Uttlesford

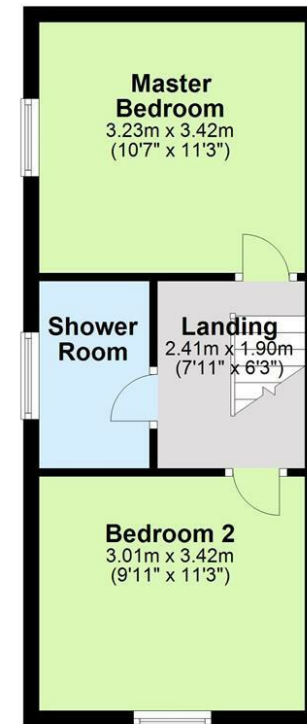
## Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



## First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.2 sq. feet)



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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.