



Abbey Street, Saffron Walden, CB10 1SS

**CHEFFINS**

## Abbey Street

Ickleton, Saffron Walden,  
CB10 1SS

A substantial three bedroom property located in the centre of this desirable village. Accommodation offers; hall, kitchen/breakfast room, dining room, living room, master bedroom suite with dressing area and en-suite, two further bedrooms, bathroom, detached garage, enclosed garden and parking. Available now. EPC rating: E & Council Tax Band F

### 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.

3 2 2

£1,350 PCM





## GROUND FLOOR

### ENTRANCE HALL

Windows to side aspect, stairs leading to first floor, doors to:

### CLOAKROOM/WC

Window to side aspect, low level w/c, wash hand basin.

### LIVING ROOM

Feature fireplace, sliding patio doors opening to rear garden.

### DINING ROOM

Inglenook fireplace, windows to front aspect, exposed timbers.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, worksurface over with inset gas ring hob and extractor hood over, built-in double oven, wall mounted boiler, washing machine, fridge/freezer, dishwasher, windows to front and rear aspect, door to courtyard parking area.

## FIRST FLOOR

### BEDROOM 1

Windows to side and rear aspect, arch to dressing area;

### DRESSING ROOM

Built-in double wardrobe, door to en suite shower room;

### ENSUITE SHOWER ROOM

Fitted suite comprising corner shower cubicle, low level w/c, vanity unit with built-in wash hand basin.

### BEDROOM 2

Windows to front aspect, access to loft, built-in cupboards.

### BEDROOM 3

Window to rear aspect, built-in cupboards.

### FAMILY BATHROOM

Fitted suite comprising panel bath with shower attachment over, low level w/c, pedestal wash hand basin.

### OUTSIDE

To the front of the property is an off street parking space with a gate leading to a secluded courtyard provide further off street parking leading to a Detached Garage. Gated path leads to private rear garden which is mainly laid to lawn with a patio area.

### VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	69
(55-68) <b>D</b>	
(39-54) <b>E</b>	46
(21-38) <b>F</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 - F

Local Authority - South Cambridgeshire

District Council



**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

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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.