



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

42 Abbey Street, Ickleton, Saffron Walden, Cambridgeshire, CB10 1SS

FULLY BOOKED FOR VIEWINGS Please contact the office to register or be added to a cancellations list.

A period two bedroom thatched cottage set in the heart of this well served village, offering excellent road and rail commuter links. Offered on an unfurnished basis and available now. EPC Exempt and Council Tax Band C

£800 PCM

- MINIMUM OF 12 MONTH TENANCY
- PERIOD COTTAGE
- POPULAR VILLAGE LOCATION
- TWO BEDROOMS
- LARGE GARDEN
- UNFURNISHED
- AVAILABLE NOW
- EPC EXEMPT



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.



ACCOMMODATION with approximate room sizes

ENTRANCE

Leading into:

LIVING AREA

14'8" x 12'1" (4.47 x 3.68)

A large living space boasting feature fireplace and stove as well as exposed beams. Windows to the front and rear aspects, carpeted throughout

KITCHEN

12'10" x 6'8" (3.91 x 2.03)

Fitted with a range of base and eye level units, worktop over, stainless steel sink and drainer with mixer tap over, tiled splashbacks with space and plumbing for a dishwasher and space for fridge freezer, integrated oven with electric hob and extractor fan over, window to the rear aspects and door leading onto the garden.

BEDROOM 1

12'9" x 7'7" (3.89 x 2.31)

Carpeted throughout with a large window to the front aspect and exposed beams.

BEDROOM 2

13'7" x 7'3" (4.14 x 2.21)

Carpeted throughout with window to the front aspect.





UTILITY AREA

With space and plumbing for washing machine.

BATHROOM

White three piece suite with window to the rear of the property and a cupboard housing the hot water tank with built in shelving above.

OUTSIDE

To the rear of the property there is a large garden which is mainly laid to lawn with garden shed and patio area.

VIEWINGS

By appointment through the Agents.



Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

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