



Abbey Street, Saffron Walden, CB10 1SS

**CHEFFINS**



## Abbey Street

Ickleton, Saffron Walden,  
CB10 1SS

\*WE ARE CURRENTLY FULLY BOOKED FOR VIEWINGS FOR THIS PROPERTY\* A character cottage set in the centre of this popular well served village offering well proportioned accommodation and good sized garden to the rear. Excellent access to commuter road and rail links. Available late July.

### LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border with many fine period properties. There is a popular Village Inn, 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 to London's Liverpool Street is about 11/2 miles away.

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**£1,050 PCM**





## ENTRANCE HALL

Glazed entrance door, wooden laminate flooring, staircase rising to the first floor, electric storage heater. Door to:

## SITTING ROOM

Double glazed bay window to the front aspect, wooden laminate flooring, electric storage heater and doors to adjoining rooms.

## KITCHEN

Fitted with a range of base and eye level units with worktop space over, one and a quarter bowl stainless steel sink unit, tiled splashback, space for washing machine, electric storage heater, electric cooker and fridge freezer, double glazed window to rear aspect with views over the garden and a double glazed door leading onto the garden.

## INNER HALLWAY

Understairs storage area. Door to:

## BATHROOM

Suite comprising panelled bath with independent shower over, pedestal wash hand basin, low level WC, built in airing cupboard housing hot water cylinder and two double glazed windows to the rear and side aspects.

## FIRST FLOOR

## LANDING

Double glazed window to the side aspect, doors to adjoining rooms.

## BEDROOM 1

Double glazed window to the front aspect and storage heater.

## BEDROOM 2

Double glazed window to the rear aspect with views over the garden and electric storage heater.

## BEDROOM 3

Double glazed window to the rear aspect with views over the garden and electric storage heater.

## OUTSIDE

To the rear of the property is a generous garden which is mainly laid to lawn with timber shed and further storage shed, adjoining the rear of the property is a paved terrace and pedestrian access to the front along the side of the property.

## VIEWINGS

By appointment through the Agent's.

## LETTINGS AGENTS NOTES

Holding Deposit - £242.00

For more information on this property please refer to the Material Information brochure on our Website.



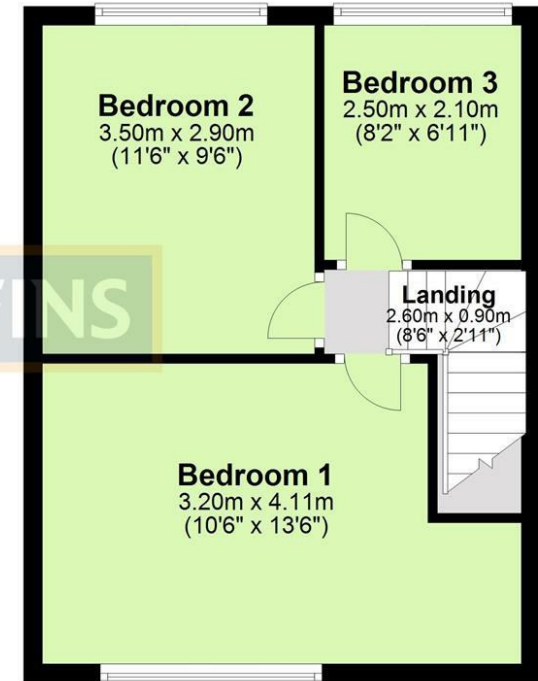
## Ground Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

£1,050 PCM

Council Tax Band - C

Local Authority - South Cambridgeshire

District Council



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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.

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