



Abbey Street, Ickleton, CB10 1SS

**CHEFFINS**



## Abbey Street

Ickleton,  
CB10 1SS

**\*\*FULLY BOOKED FOR VIEWINGS\*\*** Please contact the office to be added to the cancellation list. A charming period thatched cottage within a picturesque village with good commuter links. The accommodation comprises sitting room, kitchen, bathroom and three interconnecting bedrooms. Outside is a delightful mature garden. EPC rating D and Council Tax Band D

### 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.

3 1 1

**£875 PCM**





## GROUND FLOOR

### ENTRANCE HALL

Timber entrance door. Glazed door leading to:

### SITTING ROOM

(An L shaped room)

A dual aspect room with windows to the front and rear aspects, a number of exposed timbers, fitted shelving and understairs storage cupboard, door leading to the inner hallway. Doorway to:

### KITCHEN

Two windows to the rear aspect overlooking the garden, stainless steel sink unit with base cupboard under and space for fridge, space and plumbing for washing machine, shelving and electric cooker. Door to rear garden.

### INNER HALLWAY

Staircase rising to the first floor. Glazed door to:

### GROUND FLOOR BATHROOM

Comprising panelled bath, pedestal wash handbasin, low level W.C., window to the rear aspect and airing cupboard housing the hot water cylinder.

## FIRST FLOOR

### LANDING

### BEDROOM 3

A dual aspect room with windows to the front and rear, exposed timber flooring. Door to:

### BEDROOM 2

(An L shaped room).

Interconnecting bedroom with window to the front aspect and exposed floor boards and timbers.

### BEDROOM 1

(An L shaped room).

Window to the front aspect, exposed timbers and floorboards.

### OUTSIDE

The property is set in a picturesque village. It benefits from a good sized garden with mature trees including fruit trees, well stocked flower and shrub borders and timber shed.

### VIEWING

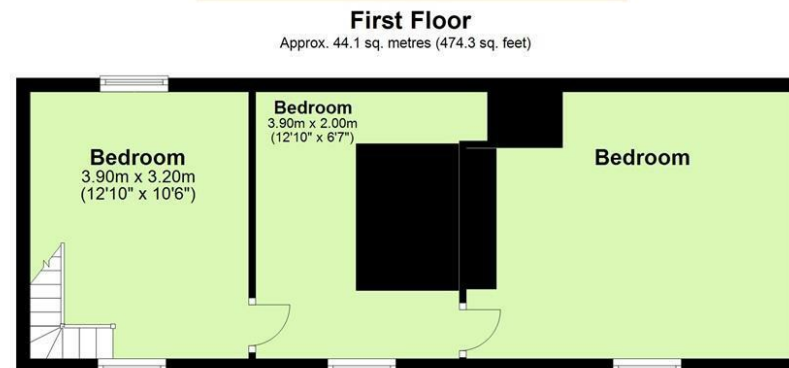
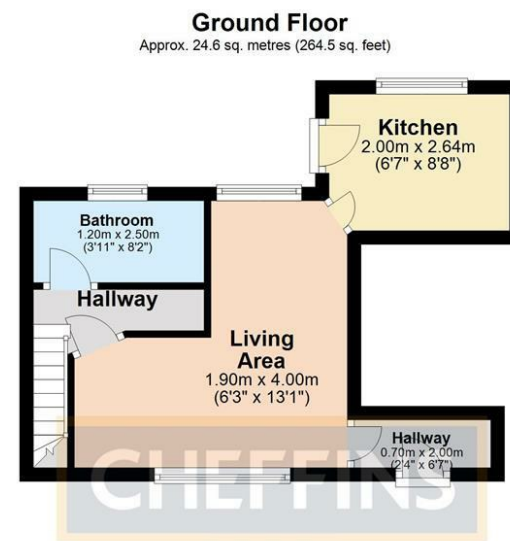
By appointment through the Agents.

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

£875 PCM

Council Tax Band – D

Local Authority – South Cambridgeshire District Council



Total area: approx. 68.6 sq. metres (738.7 sq. feet)

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

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

