



New Row, High Street, Castle Camps, CB21 4SZ

CHEFFINS

New Row, High Street

Castle Camps, Castle Camps,
CB21 4SZ

A charming two bedroom cottage situated in the desirable village of Castle Camps. The property benefits from many fine features including Sitting Room, open plan Kitchen Area, un-overlooked rear garden and garage. Offered for sale with no onward chain. (EPC Rating D).

LOCATION

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a farm shop, public free house, primary school, church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.



Guide Price £220,000





GROUND FLOOR

SITTING ROOM 4.14m x 3.54m (13'7" x 11'7") Window to front, radiator, door to Storage cupboard.

SHOWER ROOM Fitted with three piece suite comprising shower enclosure, wash hand basin, low-level WC and heated towel rail, extractor fan.

KITCHEN AREA 3.39m x 3.00m (11'1" x 9'10") max. Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring hob, open plan to:

DINING AREA 2.93m x 2.63m (9'7" x 8'7") Radiator, french double doors to garden.

FIRST FLOOR

BEDROOM 1 3.53m x 3.39m (11'7" x 11'1") Window to front, radiator.

BEDROOM 2 2.69m x 2.39m (8'10" x 7'10") max. Window, radiator, door to wardrobe.

GARAGE The property has a single garage situated to the rear of the

property.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. We have been advised the property has been previously extended, your Solicitor will be required to check all regulations have been met.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



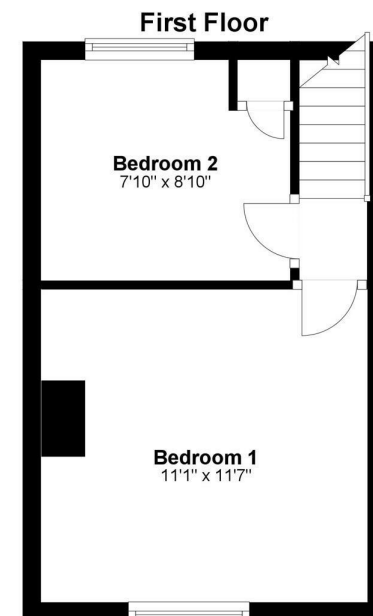
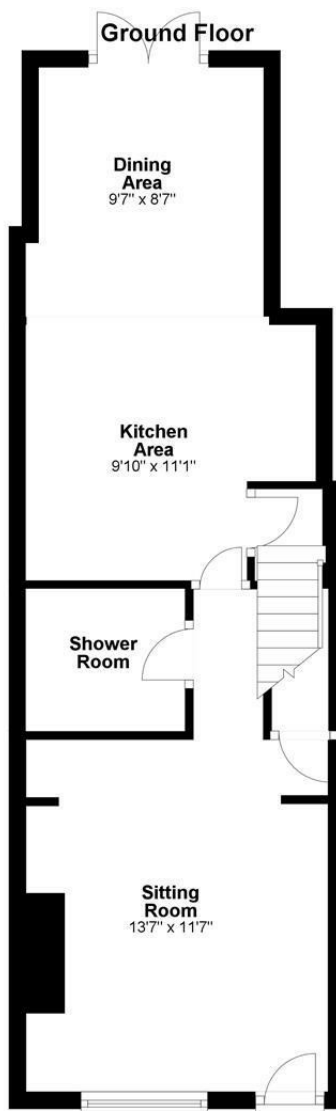
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £220,000

Tenure – Freehold

Council Tax Band – B

Local Authority – South Cambridge



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

