



High Street, Castle Camps, CB21 4SZ



High Street

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/Utility 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 £230,000





GROUND FLOOR

SITTING ROOM

Window to front, fireplace with wood burner, radiator, door to:

KITCHEN AREA

Fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer and cooker, plumbing and space for washing machine stairs, open plan to Utility Area, door to:

UTILITY AREA

Fitted with a matching range of base units, stainless steel sink with mixer tap, plumbing for washing machine, radiator, door to garden, door to:

BATHROOM

Fitted three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, extractor fan, obscure window, radiator.

FIRST FLOOR

DRESSING AREA

Open plan to Bedroom 1, door to Storage cupboard.

BEDROOM ONE

Window to rear, two radiators.

BEDROOM TWO

Window to front, radiator, double door to Airing cupboard, double door to wardrobe.

OUTSIDE

The property fronts the footpath with an attractive village green opposite. The rear garden is predominantly laid lawn, bordered by hedges and timber fencing. Gated access to both the front and rear of the property and parking area.

PARKING

Single garage with up and over door.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendor has advised the property is oil central heating.

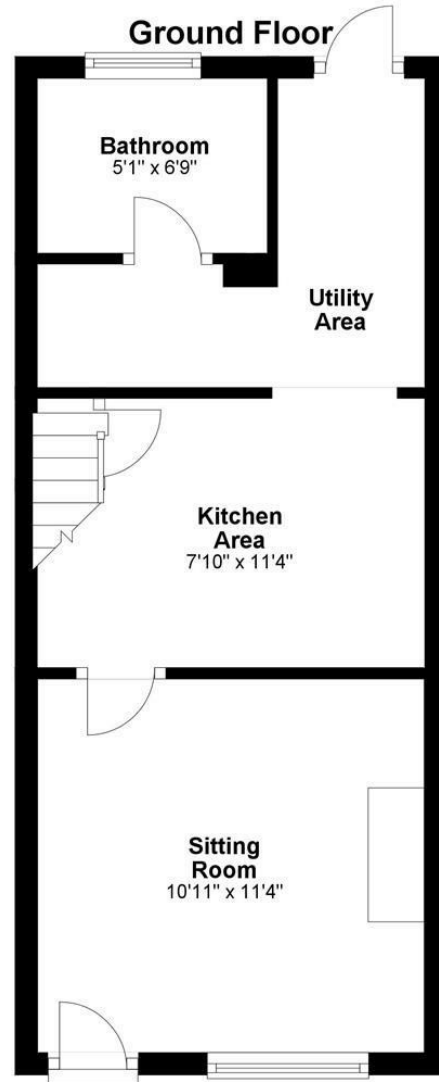
VIEWINGS By appointment through the Agents.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	79
EU Directive 2002/91/EC	60

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Tenure - Freehold

Council Tax Band - B

Local Authority - South Cambridgeshire

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.

