



Abbey Street, Ickleton, CB10 1SS

CHEFFINS

Abbey Street

Ickleton,
CB10 1SS

A Grade II Listed, period thatched cottage in the heart of this sought-after village. The property provides an excellent opportunity for refurbishment, together with a generous, mature garden and off-street parking. Offered chain free.

LOCATION

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 11/2 miles away.

2 1 1

Guide Price £280,000





GROUND FLOOR

ENTRANCE HALL

Timber entrance door and further door leading to:

RECEPTION ROOM

Window to the front aspect overlooking the street scene, built-in storage cupboard, door to staircase rising to the first floor and bathroom.

KITCHEN

Comprising base units with worktop and sink unit, free-standing electric cooker and window overlooking the garden.

BATHROOM

Comprising panelled bath with shower over, low level WC, wash basin and window.

FIRST FLOOR

BEDROOM 2

A dual aspect room with windows to the front and rear aspects, exposed floorboards and door to:

DRESSING ROOM

Window to the front aspect. A versatile room which could also be used as a study or guest bedroom.

BEDROOM 1

Wide window to the front aspect.

OUTSIDE

The property enjoys a generous, mature garden with shrubs and planting. The property also benefits from a driveway to the side, together with on-street parking to the front of the cottage. There is a pedestrian access over the driveway for the neighbouring cottages.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - D
- Property Type - End of terrace cottage
- Property Construction - Timber framed with thatched roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 759 sq ft
- Parking - Driveway and on street parking
- Listed - Grade II

- Conservation Area - Yes
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good
- RIGHTS OF WAY, EASEMENTS, COVENANTS
- The is a pedestrian right of access to the rear and left hand side of the garden for Nos 42 and 44 Abbey Street.
- There is a Flying Freehold over No. 44 Abbey Street.
- BUILDING SAFETY
- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.
- ACCESSIBILITY/ADAPTATIONS
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

VIEWINGS

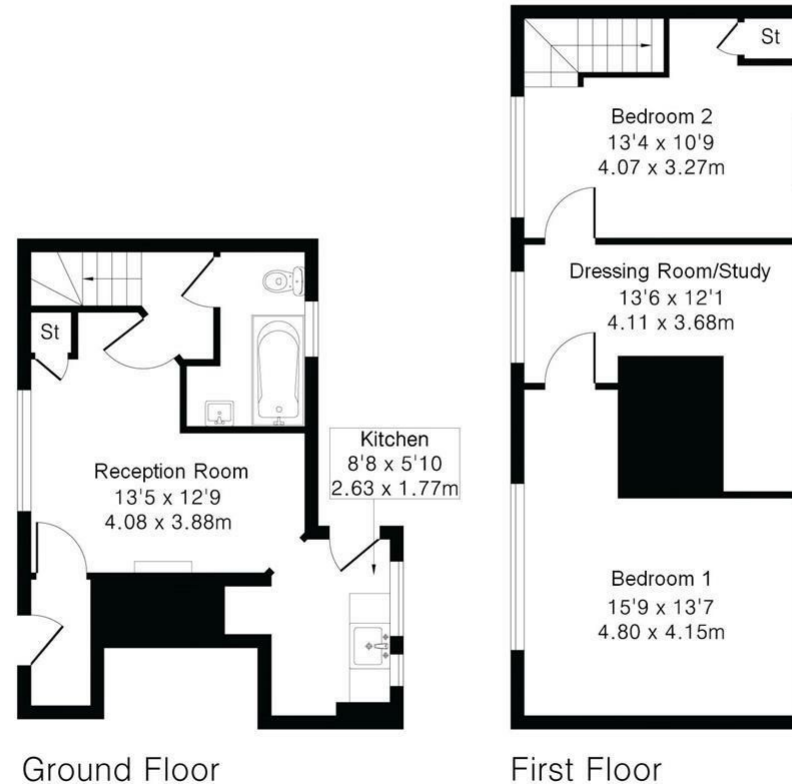
By appointment through the Agents.



Approximate Gross Internal Area 759 sq ft - 70 sq m

Ground Floor Area 303 sq ft – 28 sq m

First Floor Area 456 sq ft – 42 sq m



Guide Price £280,000

Tenure – Freehold

Council Tax Band – D

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.



CHEFFINS