



Abbey Street, Ickleton, CB10 1SS

**CHEFFINS**



## Abbey Street

Ickleton,  
CB10 1SS

A single storey, Grade II Listed period cottage offering huge scope for modernisation and updating. The property enjoys a generous, mature garden and is set in the heart of a picturesque village. 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 £200,000**





## ENTRANCE HALL

Timber entrance door and doors to adjoining rooms.

## DINING ROOM

A versatile and multi-purpose room which could be utilised as a 2nd bedroom. Window to the front aspect and fireplace (currently not in use).

## LIVING ROOM

Window to the front aspect, exposed timbers, fireplace (currently not in use), built-in storage cupboard and door to:

## KITCHEN

Fitted with base and eye level units with worktop space over, sink unit and free-standing electric cooker, window to the rear aspect and door providing direct access to the garden.

## CLOAKROOM

Comprising low level WC and window to the rear aspect.

## BEDROOM 1

Window to the rear aspect overlooking the garden and door to:

## BATHROOM

Comprising panelled bath, wash basin and storage cupboard.

## OUTSIDE

The property is located in the heart of this picturesque village and enjoys a generous, mature garden which is laid to lawn with mature shrubs and bushes. To the rear of the garden is a pathway providing pedestrian access on to Abbey Street.

## AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - C
- Property Type - Terraced cottage
- Property Construction - Timber framed with thatched roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 551 sq ft
- Parking - 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 property has a pedestrian right of access to the rear of the garden to No 46 Abbey Street and the left hand side. There are shared costs for the general maintenance of the pathway.
- There is a Flying Freehold for first floor of No 46 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 551 sq ft - 51 sq m**



Ground Floor

Guide Price £200,000

Tenure - Freehold

Council Tax Band - C

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.



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