



8 Back Lane, Ickleton
CB10 1SJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

8 Back Lane

Ickleton | Saffron Walden | CB10 1SJ

Guide Price £350,000

- A well-proportioned, two bedroom end of terrace property
- Open plan kitchen / dining room
- First floor bathroom
- Two double bedrooms
- Off road parking
- Rear garden
- EPC: D
- Council Tax Band: C

The Property

A well-appointed two-bedroom end of terrace property located in the village of Ickleton. Benefitting from off road parking and rear garden.

The Setting

Ickleton is a picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of National importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities including a variety of shops, schools and restaurants. The University City of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.

The Accommodation

In detail the property is accessed via a porch with window to side aspect and door leading into the living room. A good size room with large window to front aspect, stairs rising to the first floor and inset gas fire. The open plan kitchen/dining room is filled with natural light from window to rear aspect and patio doors leading to the rear garden. The kitchen is fitted with a matching range of eye and base level units with worksurface over and inset sink. Integrated appliances include an oven, with electric hob and extractor fan over. There is space and plumbing for dishwasher, washing machine, fridge and freezer.





The first-floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. Bedroom one is a double room with two windows to front aspect and built in wardrobes. Bedroom two has a window to rear aspect and built in wardrobes. The family bathroom comprises a panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

Outside

To the front of the property is a small lawned area with flower borders and paved pathway to the front door. Off road parking is located to the rear of the property. The rear garden is mainly laid to lawn with flower borders and paved area.

Services

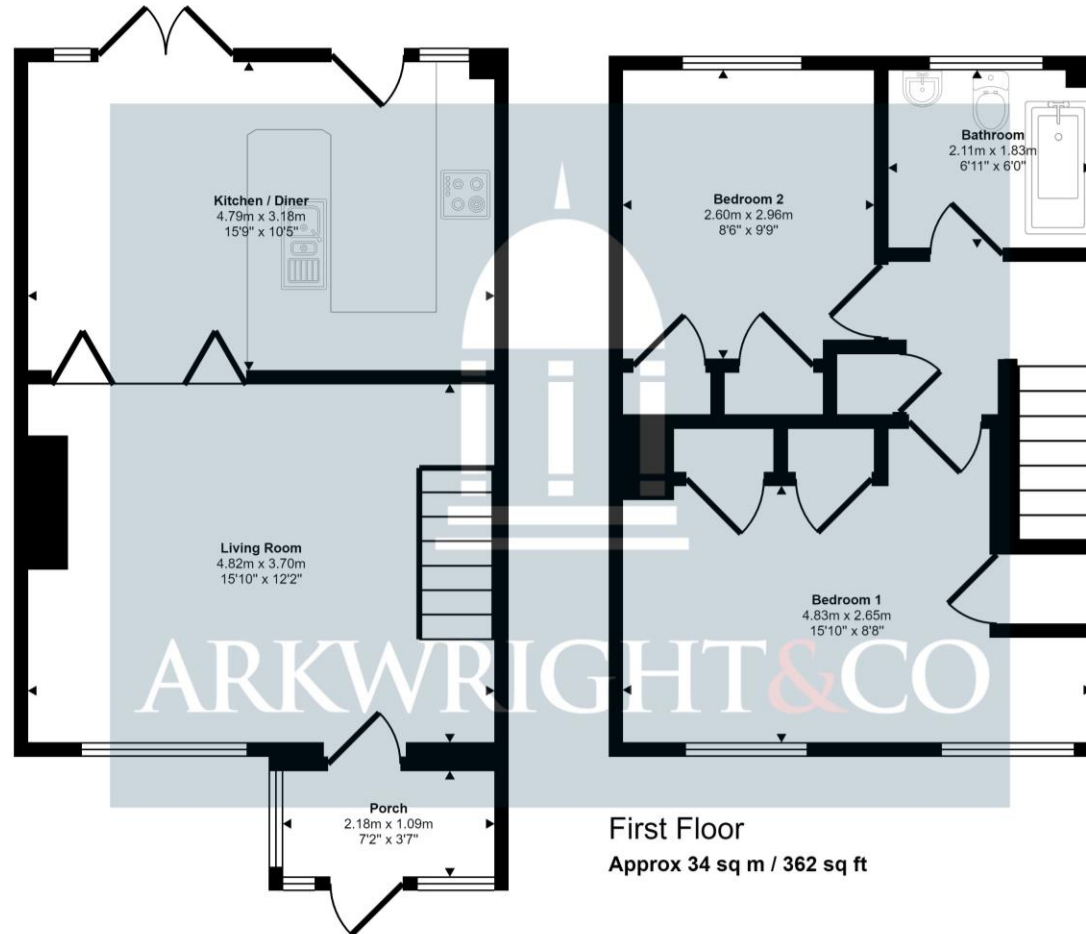
All mains services are connected.

Local Authority

South Cambridgeshire District Council



Approx Gross Internal Area
70 sq m / 758 sq ft



Ground Floor
Approx 37 sq m / 396 sq ft

First Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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