



Coploe Road, Ickleton, CB10 1ST

CHEFFINS

Coploe Road

Ickleton,
CB10 1ST

A two bedroom cottage set in the outskirts of this picturesque village. The property enjoys well proportioned accommodation together with a generous south-west facing garden and is offered chain free.

LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border. The village has many fine period properties, an historic Church and a shop. 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 1 1/2 miles away.



Guide Price £260,000





GROUND FLOOR

ENTRANCE HALL

Obscure glazed entrance door with staircase rising to first floor, timber door to:-

SITTING ROOM

Double glazed window to the front aspect, Victorian fireplace (not in use), tiled floor flowing through to the adjoining:-

KITCHEN/DINING ROOM

A spacious room fitted with a range of base and eye level units, worktop space over, gas hob with oven below, sink unit and fridge. Double glazed window to the rear aspect overlooking the garden. Fireplace with raised hearth (not in use). Further timber door to:-

UTILITY ROOM

Fitted with worktop and space for freezer, washing machine, tumble dryer and eye level units above. Glazed stable door providing access to the garden with adjoining double glazed window.

CLOAKROOM

Comprising low level WC, wash basin and obscure double glazed window.

FIRST FLOOR

LANDING

Timber doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, fireplace (not in use), built-in cupboard housing gas fired boiler.

BEDROOM 2

Double glazed window to the rear aspect and fireplace.

BATHROOM

Comprising panel bath, shower enclosure, low level WC, wash basin, obscure glazed window.

OUTSIDE

The front garden is laid to lawn with a gravelled area and path leading to the front door. To the rear of the property is a hard standing area with an adjoining shed. The generous south-west facing garden has a dilapidated outbuilding and provides an excellent opportunity to landscape to the buyer's taste.

Note: The property is accessed via a concrete driveway/bridge which is owned by the neighbouring property. The vendor believes the property has a right of access over this driveway/bridge, however, the current tenant parks in a layby further up the road. There is a pedestrian right of way across the front garden for the neighbouring cottage to access their garden.

AGENT'S NOTES

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

VIEWINGS

By appointment through the Agents.



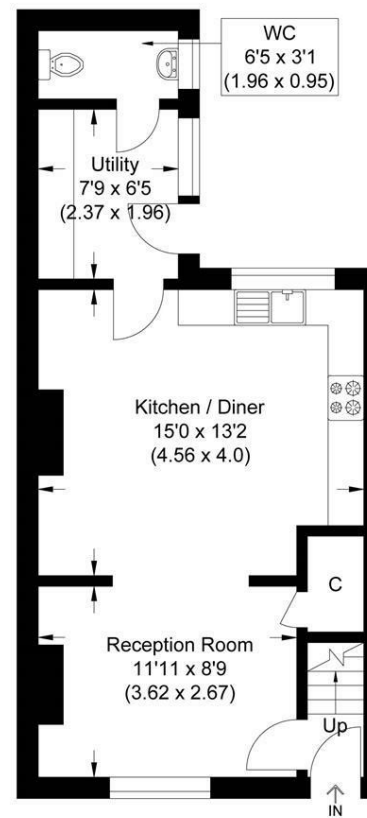
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
56	76
England & Wales	EU Directive 2002/91/EC

Guide Price £260,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire



Ground Floor



First Floor

Approximate Gross Internal Area
66.56 sq m / 716.44 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.