



Grange Road, Ickleton, CB10 1SZ

CHEFFINS

Grange Road

Ickleton,
CB10 1SZ

An established, three bedroom semi-detached property with huge scope for modernisation and improvement. The property enjoys a good size plot, with a rear garden in excess of 200ft. Offered with no upward chain.

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 11/2 miles away.

3 1 2

Guide Price £295,000





GROUND FLOOR

ENTRANCE PORCH

Entrance door, windows to three aspects and further door to:

HALLWAY

Staircase rising to the first floor and door to:

SITTING ROOM

Window to the front aspect, fireplace with tiled hearth and surround and door to:

DINING ROOM

Window to the rear aspect overlooking the courtyard and garden, fireplace with solid fuel stove (currently not in use), tiled hearth and surround and a pair of large built-in storage cupboards (one with window to the rear aspect). Door to:

KITCHEN

Fitted with base and eye level units with worktop space over, stainless steel sink, free standing electric cooker, undercounter fridge freezer and washing machine. Window and door to the side aspect providing access to the outside space and door to:

INNER LOBBY

Doors to:

BATHROOM

Comprising wash basin and panelled bath with shower over. Window to the side aspect.

WC

Comprising low level WC and window to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect with views over the open countryside, built-in wardrobe and large storage cupboard.

BEDROOM 2

Window to the rear aspect overlooking the garden and countryside beyond, built-in wardrobe.

BEDROOM 3

Window to the rear aspect overlooking the garden and countryside beyond.

OUTSIDE

To the front of the property is a good sized garden which is laid to lawn with post and rail fencing and pathway leading to the entrance door and gated side access to the rear garden. The rear garden extends in excess of 200ft with a hardstanding/patio adjoining the rear of the property and various dilapidated greenhouses and outbuildings. The property enjoys views over the adjoining countryside to the front and rear. Parking is available in a lay-by to the front of the property.

VIEWINGS

By appointment through the Agents.



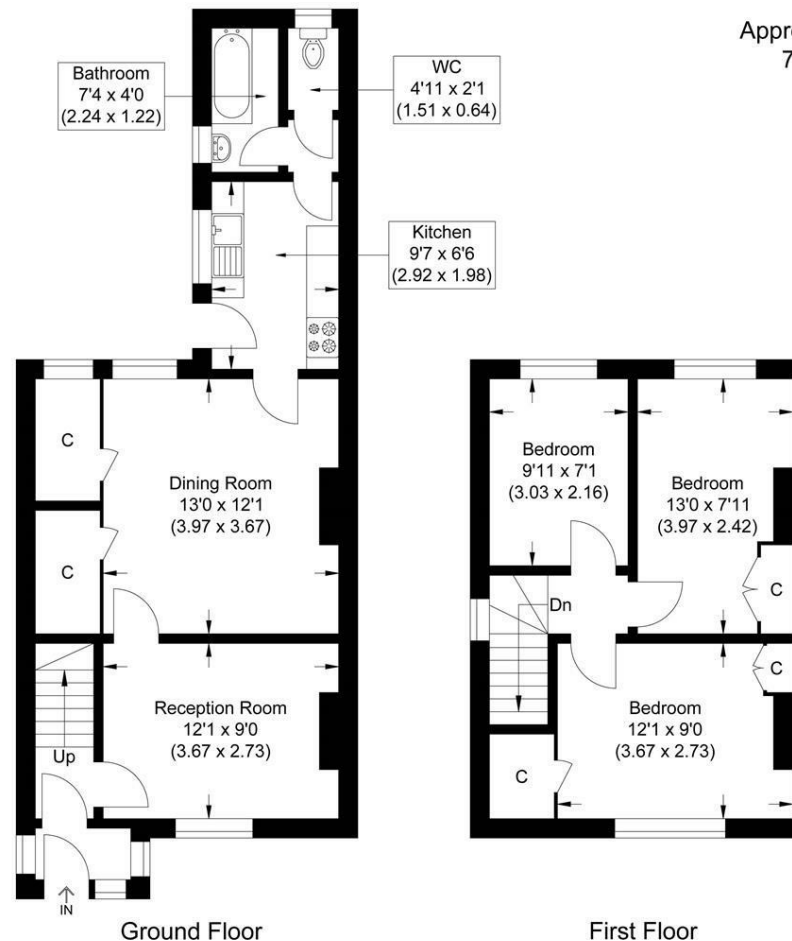
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £295,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire



Approximate Gross Internal Area
77.02 sq m / 829.03 sq ft



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

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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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