



Grange Road, CB10 1TA

**CHEFFINS**



## Grange Road

Ickleton,  
CB10 1TA

An attractive two double bedroom barn conversion, located on a working arable farm and providing beautiful accommodation throughout. Ideal for professionals wanting a slice of country living! Available now on an unfurnished basis. EPC Rating C and Council Tax Band E.

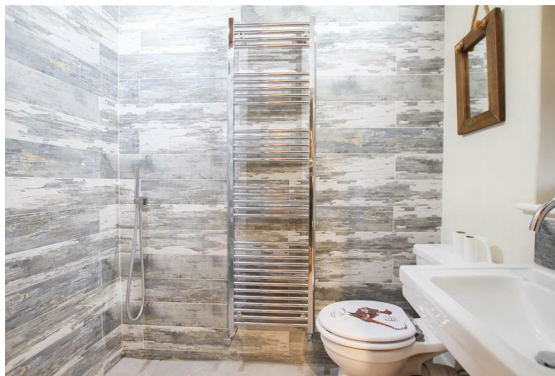
### LOCATION

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 1 1/2 miles away.

2 1 1

£1,675 PCM





## GROUND FLOOR

### ENTRANCE HALL

With doors leading to adjoining rooms and stairs rising to first floor.

### LOUNGE

With exposed beams and windows front aspect.

### KITCHEN/DINER

The beautiful fitted kitchen comes with a range of base and eye level units with exposed brickwork and beams with windows to the front and side aspects. Including Everhot electric Aga, integrated dishwasher and washing machine. There is space for a fridge freezer.

### HALLWAY

Leading to adjoining rooms.

### BEDROOM 2

With window to the rear aspect.

### BATHROOM

Fitted with as three piece suite comprising roll top bath, wash hand basin, low level WC and obscure window.

### WET ROOM

Fitted with shower, low level WC and wash hand basin.

### HALLWAY

With doors leading to adjoining rooms.

### BOOT ROOM

With door leading to the rear garden.

## FIRST FLOOR

## LANDING

Door leading into:

### MASTER BEDROOM

With fitted wardrobes and door leading to:

### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising low level WC, enclosed shower, low level WC and velux window.

## OUTSIDE

Parking to the front as well as additional patio area.

## VIEWINGS

By Appointment through the agent

## LETTING AGENT NOTES

Holding Deposit - £386.00

Deposit - £1932.00

EPC - C

Council Tax - E

Square Footage - 1291.00

Property Type - Semi detached property

Property Construction - Wood frame, wood

stud work, plaster board

Parking - Parking in yard

Rights of Way, Easements, Covenants - No

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Borehole

Sewerage - Septic Tank

Heating - LPG - underfloor heating

Broadband Connected - Yes

Broadband Type - FTTC

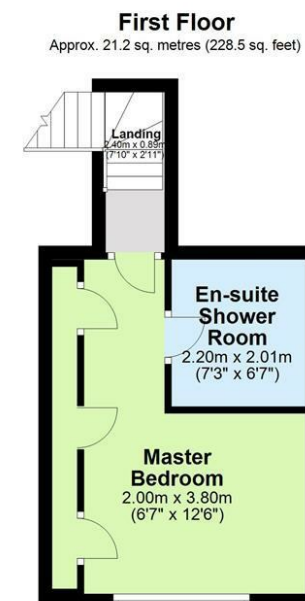
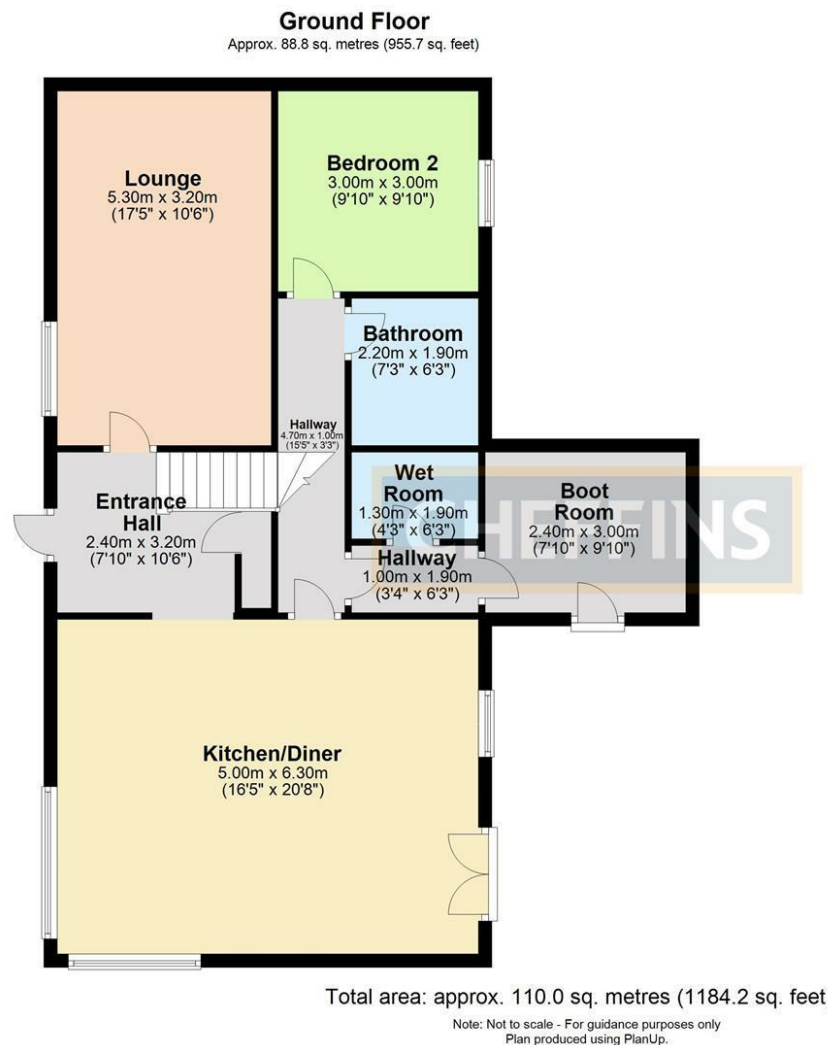
Mobile Signal/Coverage - TBC





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	100
(81-91) <b>B</b>	
(69-80) <b>C</b>	74
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,675 PCM  
Council Tax Band - E  
Local Authority - South Cambs



Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

