



Collier Row, Ashdon, CB10 2HW



Collier Row

Ashdon,
CB10 2HW

- Character cottage
- Sitting room with woodburning stove
- Refitted bathroom
- Two bedrooms
- 80" Garden with a patio and shed

A characterful two bedroom cottage situated in an idyllic village setting with a pleasant aspect over the allotments. The property offers a wealth of period features, together with a delightful rear garden.

2 1 1

Guide Price £275,000





LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

GROUND FLOOR**SITTING ROOM**

Entrance door, feature fireplace with wood burning stove with bespoke fitted cabinet and window to the front aspect. Doorway to:-

KITCHEN

Fitted with base and eye level units with worktop over, butler sink with mixer tap, Bosch electric oven, induction hob with overhead extractor, space for a fridge freezer and space and plumbing for a washing machine. Window to the rear aspect together with a partially glazed door leading out to the garden. Stairs rising to the first floor.

FIRST FLOOR**LANDING**

Doors to adjoining rooms.

MASTER BEDROOM

Window to the front aspect and fitted wardrobes.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, panel bath with screen and shower attachment, part-tiled walls, low level WC, heated towel rail.

BEDROOM TWO

Window to the rear aspect.

OUTSIDE

The garden includes a paved terrace ideal for al fresco entertaining, bordered by flower beds. The rest is laid to lawn, with additional gravel and hardstanding at the rear, complete with a shed. A pedestrian right of way provides access.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £275,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - Uttlesford

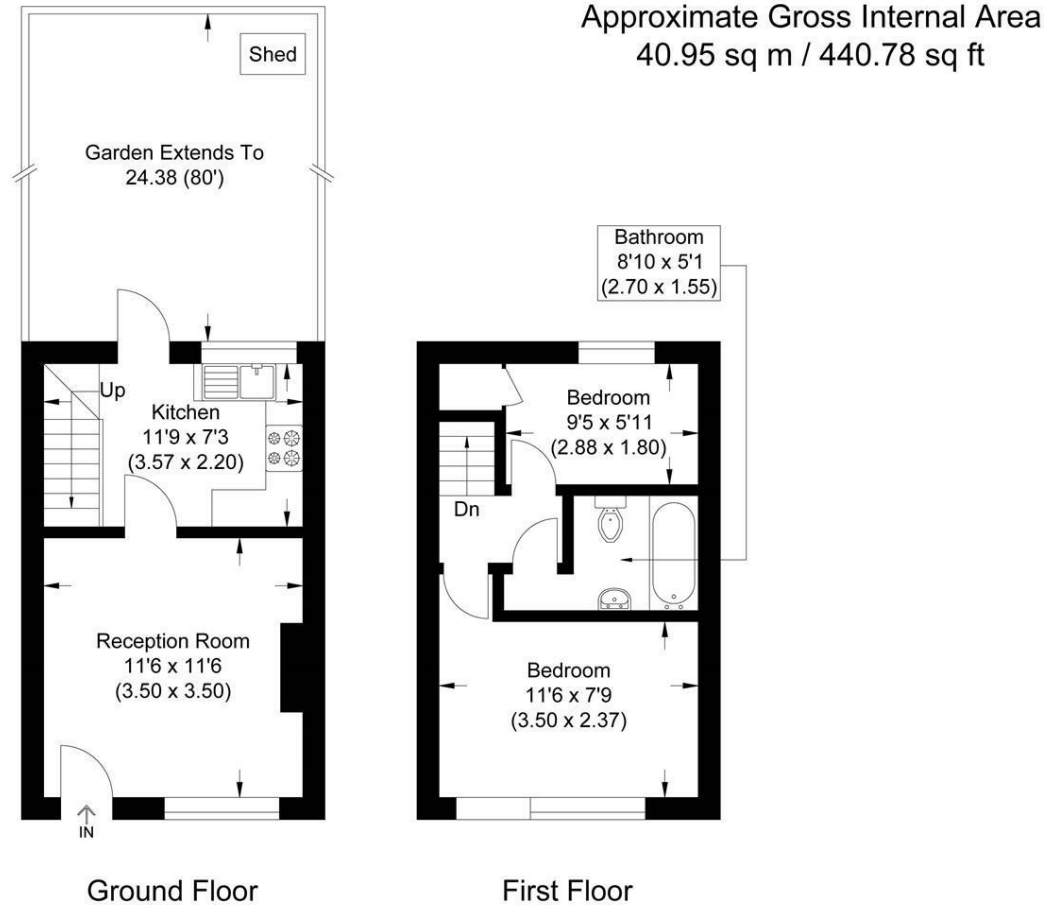


Illustration for identification purposes only, measurements are approximate, not to scale.

[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.