

Carmel Street, Great Chesterford, CB10 1PH

CHEFFINS

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Great Chesterford,
CB10 1PH

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Guide Price £425,000



- Village Location
- Character cottage
- Two reception rooms
- Three bedrooms
- Two receptions
- Cellar
- South/west facing garden

A characterful cottage occupying a sought after position in the highly regarded village of Great Chesterford. Offering three bedrooms, two reception rooms and a cellar, the property further benefits from a south-west facing rear garden and a carport.















LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

GROUND FLOOR

ENTRANCE DOOR
Leading into:

ENTRANCE HALL
Tiled flooring and opening to:-

DINING ROOM
Dual aspect room with tiled flooring, electric fire, radiator and a raised area with bench seats.

LIVING ROOM
Dual aspect room with wooden laminate flooring, two radiators, electric fire and stairs leading to the first floor.

KITCHEN
Fitted with a range of base and eye level units with worktop space over, electric integrated single oven, ceramic hob with extractor hood above, single stainless steel sink and drainer, plumbing for dishwasher and space for fridge freezer , window to the rear aspect together with door providing access to the outdoor space.

REAR LOBBY FROM KITCHEN
Plumbing for washing machine. Door to:

BATHROOM
Modern white suite comprising panelled bath with shower over, vanity unit with sink, low level WC, radiator, extractor fan and shaver point.

FIRST FLOOR

LANDING
Storage cupboard housing boiler.

BEDROOM 1
Dual aspect room with two radiators, built in wardrobes, storage cupboard and decorative fireplace.

BEDROOM 2
Window to the front aspect, radiator, built in wardrobe and drawer unit.

BEDROOM 3
Window to the rear aspect, radiator and built in wardrobe.

CELLAR
A versatile additional space with ample storage cupboards.

OUTSIDE
To the front of the property is a carport leading to rear access and large storage room. The rear garden is mainly laid to lawn with large patio area, ideal for al fresco entertaining with beds, borders and mature shrubs and trees. There is also a brick built shed, greenhouse and seating area.

AGENTS NOTE
There is a right of way in the rear garden for neighbouring properties.

VIEWINGS
By appointment through the Agent.









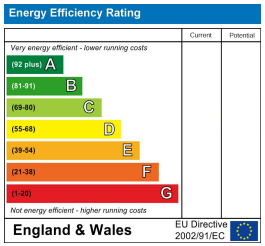












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Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

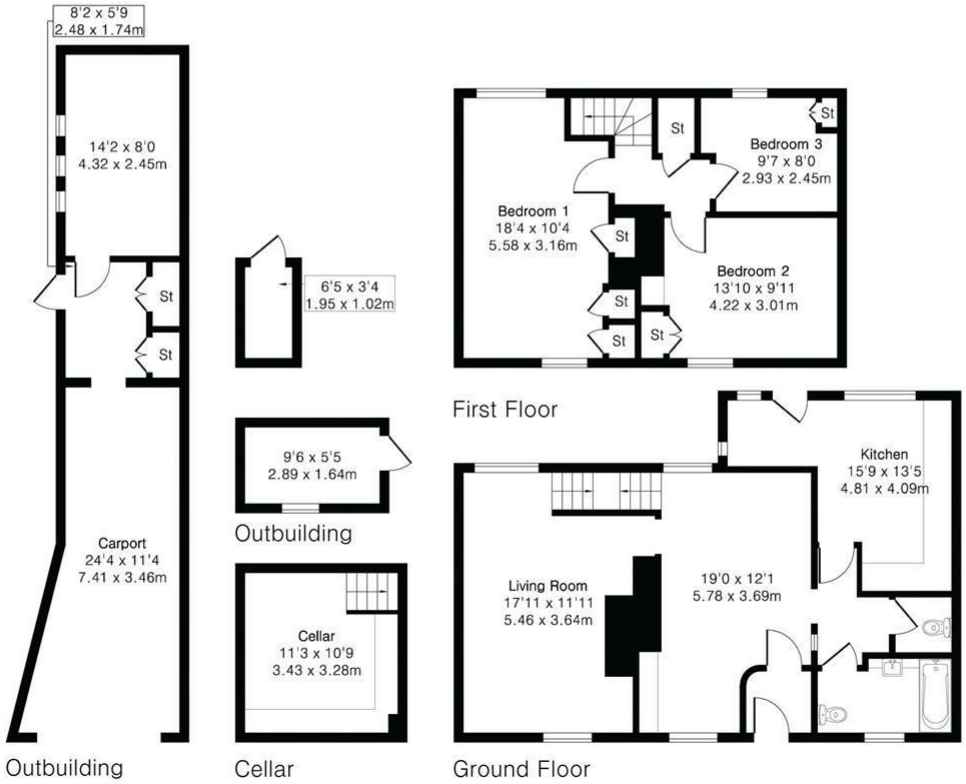
Approximate Gross Internal Area 1312 sq ft - 122 sq m
(Excluding Outbuilding)

Cellar Area 121 sq ft – 11 sq m

Ground Floor Area 709 sq ft – 66 sq m

First Floor Area 482 sq ft – 45 sq m

Outbuilding Area 255 sq ft – 24 sq m



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.