



Grange Road, Ickleton, CB10 1TA

**CHEFFINS**

## Grange Road

Ickleton,  
CB10 1TA

A truly charming two double bedroom cottage which has been extended to the rear and has undergone full modernisation throughout boasting contemporary fully fitted kitchen as well as attractive lounge with working wood burner. Available now on an unfurnished basis.

### 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.

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**£1,300 PCM**







## GROUND FLOOR

### LIVING ROOM

Entering the property, you are welcomed into the lounge which is full of cottage charm. Boasting a working grey log burner, built in storage cupboards, window to front aspect and sliding door leading to kitchen.

### KITCHEN/DINER

Continuing through the property we find the high specification fitted kitchen which boasts an array of cupboard and work surface space as well as built in dishwasher, fridge freezer, washing machine, electric oven and induction hob with extractor over. There is also a handy breakfast bar area as well as ample room for table and chairs. Stairs rise to the first floor and French doors open out to the garden.

## FIRST FLOOR

### LANDING

With doors leading to adjoining rooms.

### MASTER BEDROOM

The master is located to the rear of the property and benefits from built in wardrobes and French doors which open to a Juliette balcony providing views over the surrounding countryside.

### BEDROOM 2

The second large double is positioned

to the front of the property and enjoys views over the front aspect as well as exposed stone chimney breast.

### SHOWER ROOM

Three piece suite including enclosed shower, low level WC and pedestal wash hand basin with storage cupboards underneath.

### OUTSIDE

To the rear of the property there is a paved patio area, ideal for Al fresco dining. The remainder of the garden is laid to lawn and is shared with next door. A gardener will maintain the grassed area and is included in the rental amount. There is parking for 1 car to the rear of the property.

### VIEWINGS

Strictly by appointment through the Agent.

### LETTING AGENT NOTES

Holding Deposit : £300.00

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(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		

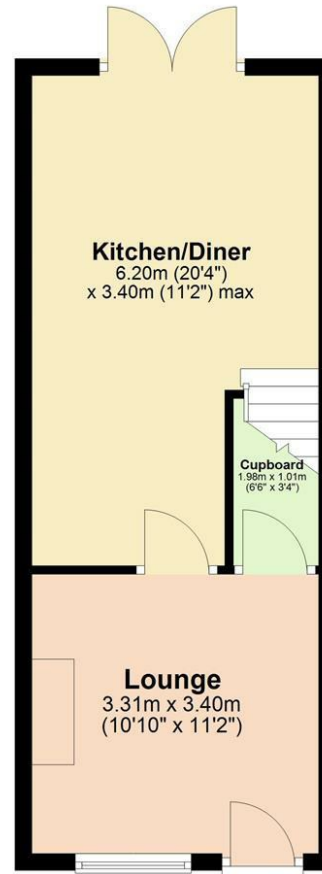
£1,300 PCM

Council Tax Band – B

Local Authority – South Cambridgeshire

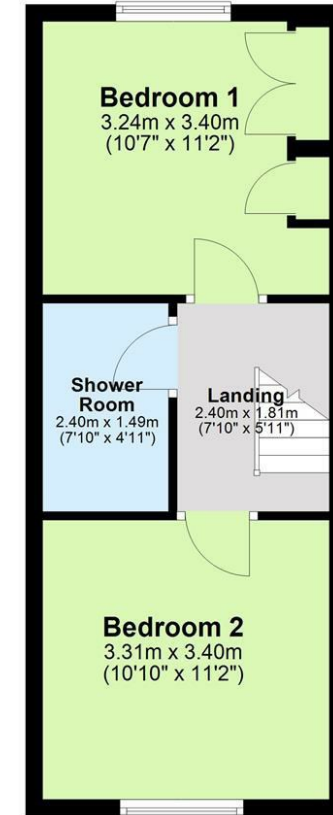
## Ground Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



## First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 63.8 sq. metres (686.4 sq. feet)

### 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.

