



High Street, Castle Camps, CB21 4SN

CHEFFINS

High Street

Castle Camps,
CB21 4SN

- Character cottage
- Three bedrooms
- Refurbished throughout
- Village location
- Available now
- Parking
- Garden

A stunning period thatched cottage benefitting from having undergone complete renovation throughout and boasting large open living area as well as separate lounge and three bedrooms. Offered on an unfurnished basis and available now

3 2 3

£1,750 PCM





LOCATION

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a farm shop and Castle Camps Saddlery, public free house, primary school, church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.

Ground Floor

Porch

With door leading through to :

Kitchen / Diner

A large room with kitchen to one end and large open dining/living space with Inglenook fireplace containing electric fire as well as windows overlooking the front and rear aspect and exposed beams throughout. The brand new fitted kitchen boasts ample surface and cupboard space as well as integrated oven and hob as well as integrated dishwasher. With stairs ascending to the first floor

First Floor

Landing

With exposed beams and doors leading through to :

Bedroom One

A beautiful room with exposed beams and window over the front aspect.

Wet Room

With shower, low level W/C and wash hand basin as well as window overlooking the front aspect.

Inner Hallway

A passage leading through from the dining area to the living room and could be used as hand storage.

Utility Area

With cupboards and worktop over as well as space and plumbing for washing machine.

Bathroom

Lounge

With Inglenook fireplace containing electric fire, window over the rear aspect and exposed beams. The room opens up to the new extension with doors leading out to the patio area and windows overlooking the front and rear aspect. Stairs ascend to the first floor.

First Floor

Second Landing

With doors leading through to:

Bedroom Two

With window overlooking the front aspect, exposed beams and chimney breast.

Bedroom Three

With exposed beams and windows overlooking the side aspect.

Outside

Externally the property benefits from a large garden with apple and pear trees as well as patio and driveway parking. There is also one parking space located opposite the property in a shared parking area for the adjacent properties.

Viewings

Strictly by appointment through the agent.

Letting Agent Notes

Holding deposit - £403.00

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







Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,750 PCM

Council Tax Band - E

Local Authority - South Cambridgeshire



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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.