



Carmen Street

Great Chesterford,
CB10 1NR

A charming two bedroom, character cottage situated within one of the villages iconic streets. Enjoying a wealth of character features, the property benefits from bright and well proportioned living accommodation throughout, together with rear garden.

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.

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Guide Price £300,000





GROUND FLOOR

LOUNGE/DINER

Entrance door, exposed timbers windows to the front and rear aspects, log burner on a tiled hearth and built-in storage cupboard.

KITCHEN

Fitted with base units with tiled splashbacks, sink unit, space for gas cooker, integrated fridge and space and plumbing for washing machine. Exposed timbers, window to the rear aspect and door opening to the rear garden.

FIRST FLOOR

LANDING

Double glazed window to the side aspect and doors to adjoining rooms.

BEDROOM

Double glazed window to the front aspect, exposed timber floorboards and built-in storage cupboard.

BEDROOM 2

Double glazed window to the rear aspect, built-in storage cupboard and shelving.

BATHROOM

Comprising panelled bath with shower over, ceramic wash basin, low level WC and tiled walls.

OUTSIDE

The property has a courtyard garden which is laid to gravel with a patio area and timber fence borders. There is a right of access over the neighbouring property to access the bin storage.

VIEWINGS

By appointment through the Agents.



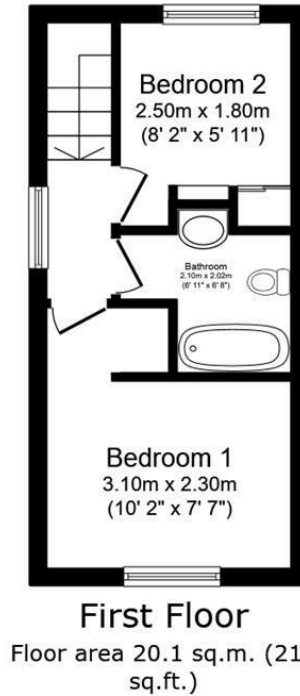
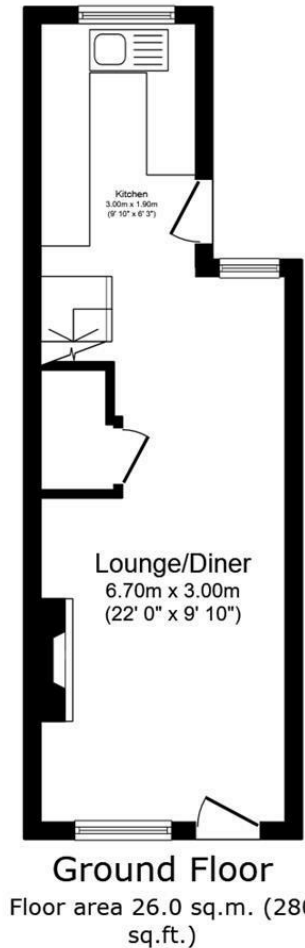
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £300,000

Tenure – Freehold

Council Tax Band – A

Local Authority – Uttlesford



Total floor area: 46.1 sq.m. (496 sq.ft.)

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.

