



Abbey Street, Ickleton, CB10 1SS



## Abbey Street

Ickleton,  
CB10 1SS

A single storey, Grade II Listed, thatched cottage set in the heart of a picturesque village. The property retains a number of original features, together with a generous rear garden and offers huge scope for modernisation. Offered chain free.

### 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 11/2 miles away.

2 1 1

Guide Price £180,000





## ENTRANCE HALL

Timber entrance door, exposed timbers and doors to adjoining rooms.

## SITTING ROOM

A dual aspect room with window to the front aspect overlooking the street scene and a further window to the rear with views of the garden, exposed timbers and original cast iron solid fuel stove (currently not in use), digital electric heater.

## KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink and drainer, oven with hob above, space for dishwasher and fridge. A pair of windows overlook the garden with an adjoining timber door providing access to the outdoor space, exposed timbers.

## INNER HALLWAY

Space and plumbing for washing machine, door to:-

## BATHROOM

Comprising panelled bath with shower over, wash basin, WC and digital electric heater, window to the rear overlooking the garden and cupboard housing the water cylinder.

## BEDROOM 1

Window to the front aspect, exposed timbers and digital electric heater.

## BEDROOM 2

Window to the front aspect, exposed timbers and digital electric heater.

## OUTSIDE

The property forms part of Ickleton's picturesque street scene and enjoys a generous rear garden which is predominantly laid to lawn, with a pedestrian access to the rear of the neighbouring cottages which leads to the street.

## AGENT'S NOTE

- Tenure - Freehold
- Council Tax Band - C
- Property Type - Terraced cottage
- Property Construction - Timber framed with thatched roof
- Number & Types of Room - Please refer to the

floorplan

- Square Footage - 667.90 sq ft
- Parking - On street parking
- Listed - Grade II
- Conservation Area - Yes

## UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good

## RIGHTS OF WAY, EASEMENTS, COVENANTS

- The property has a pedestrian right of access to the rear of the gardens of Nos 44 & 46 Abbey Street and the left hand side. There are shared costs for the general maintenance of the pathway.

## BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

## ACCESSIBILITY/ADAPTATIONS

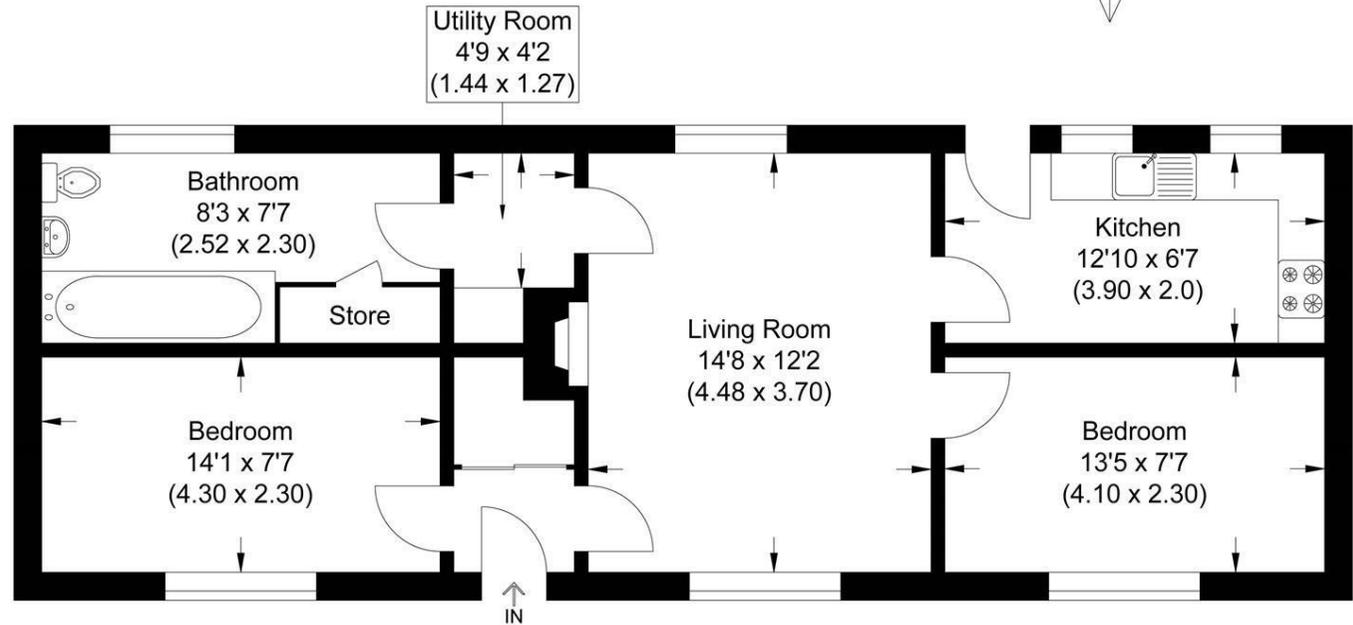
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

## VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area  
62.05 sq m / 667.90 sq ft



Guide Price £180,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

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>.

8 Hill Street, Saffron Walden, 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.

