



Grange Road, CB10 1TA

CHEFFINS

Grange Road

Ickleton,
CB10 1TA

- MINIMUM OF A 6 MONTH TENANCY
- TWO DOUBLE BEDROOMS
- WATER & SEWERAGE CHARGES INCLUDED IN RENT
- HIGH SPEC FITTED KITCHEN
- BOOT ROOM
- WET ROOM
- PARKING
- BT BROADBAND AVAILABLE
- OIL CENTRAL HEATING
- EPC RATING C

An attractive two double bedroom barn conversion, located on a working arable farm and providing beautiful accommodation throughout. Ideal for professionals wanting a slice of country living! Available now on an unfurnished basis. EPC Rating C and Council Tax Band E



£1,650 PCM





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.

GROUND FLOOR

ENTRANCE HALL

With doors leading to adjoining rooms and stairs rising to first floor.

LOUNGE

With exposed beams and windows front aspect.

KITCHEN/DINER

The beautiful fitted kitchen comes with a range of base and eye level units with exposed brickwork and beams with windows to the front and side aspects. Including Everhot electric Aga, integrated dishwasher and washing machine. There is space for a fridge freezer.

HALLWAY

Leading to adjoining rooms.

BEDROOM 2

With window to the rear aspect.

BATHROOM

Fitted with as three piece suite comprising roll top bath, wash hand basin, low level WC and obscure window.

WET ROOM

Fitted with shower, low level WC and wash hand basin.

HALLWAY

With doors leading to adjoining rooms.

BOOT ROOM

With door leading to the rear garden.

FIRST FLOOR

LANDING

Door leading into:

MASTER BEDROOM

With fitted wardrobes and door leading to:

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising low level WC, enclosed shower, low level WC and velux window.

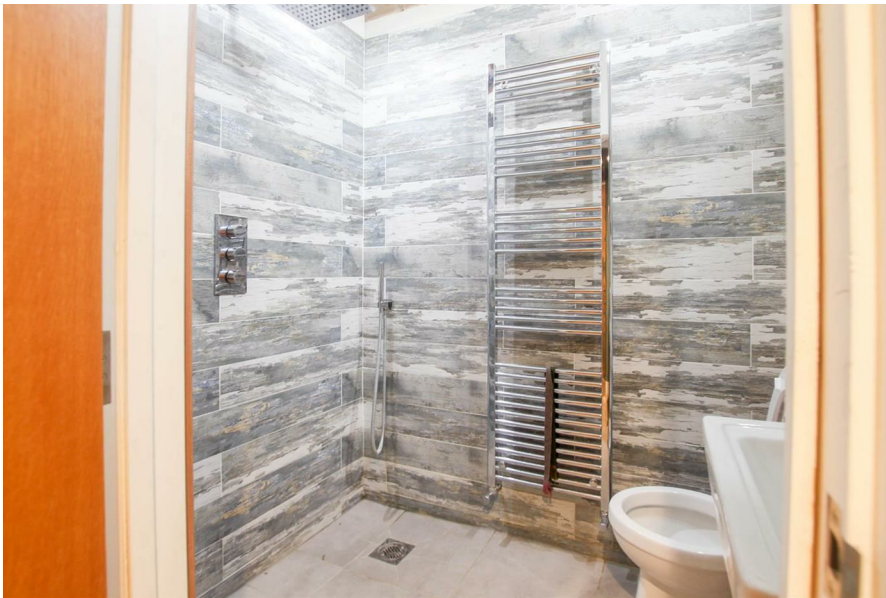
OUTSIDE

Parking to the front as well as additional patio area.

VIEWINGS

By Appointment through the agent

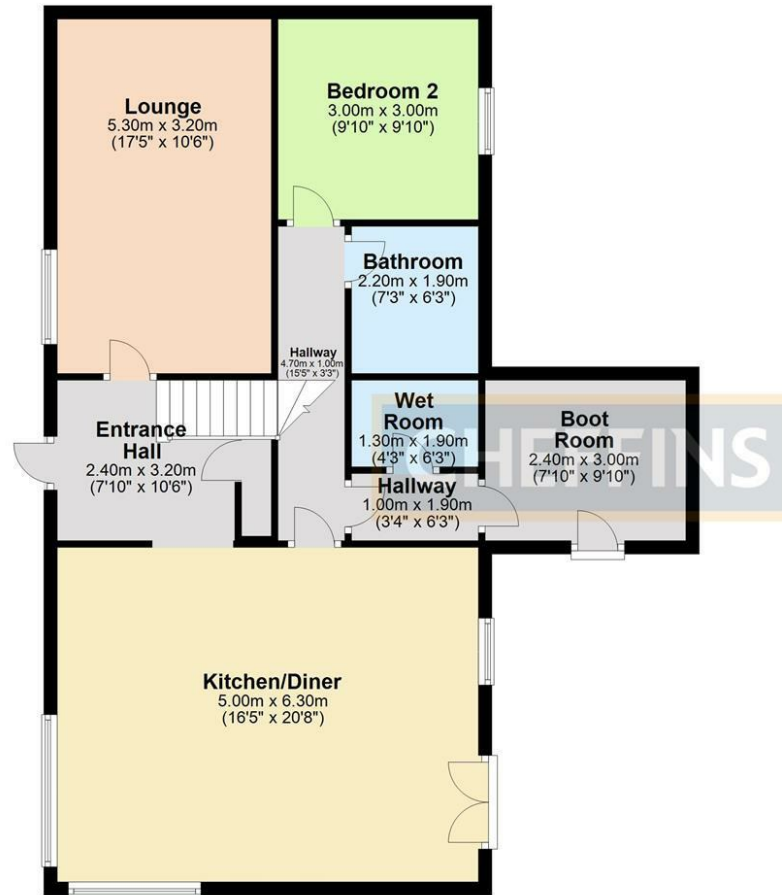






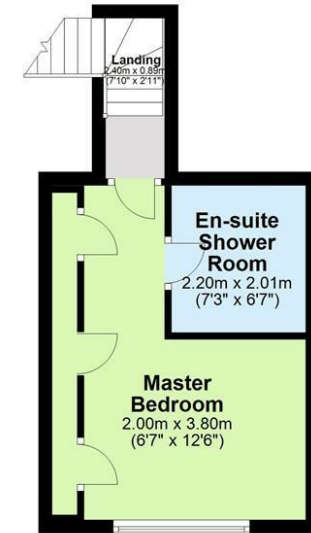
Ground Floor

Approx. 88.8 sq. metres (955.7 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.5 sq. feet)



Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		74	
(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	

£1,650 PCM

Council Tax Band - E

Local Authority - South Cambs

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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.