



Castle Street, Saffron Walden, CB10 1BJ

CHEFFINS

Castle Street

Saffron Walden,
CB10 1BJ

A well presented part furnished two bedroom character cottage located within a short walking distance of the town centre and offering views of the Castle over the south facing garden. This charming cottage is available now.

LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

2 1 1

£1,150 PCM





GROUND FLOOR

LIVING ROOM

Entrance door, feature Victorian fireplace, oak flooring, built in storage and window to the front aspect, leading into:

KITCHEN

Fitted with a range of base and eye level units with worktop over, sink and drainer. Built in double oven with electric hob and extractor fan as well as integrated washing machine, fridge and mini dishwasher. Double glazed window to the rear aspect and door leading to the rear garden.

BASEMENT

The basement is fully tanked and has a range of built in storage cupboards, small double glazed window to the front aspect.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms

BEDROOM 1

With built in wardrobe with shelves and rail also additional shelving to opposite wall and secondary glazed window to the front aspect.

BEDROOM 2

Cupboard housing the combi gas boiler, extra built in storage and double glazed window to the rear aspect with views of the castle.

BATHROOM

Fitted with a three piece suite with deep panelled bath with shower over. Low level WC, pedestal wash hand basin, storage cupboards and extractor fan.

OUTSIDE

There is a well kept south facing garden which backs onto the castle.

VIEWINGS

Strictly by appointment through the agent

LETTING AGENTS NOTES

Holding Deposit - £265.00

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

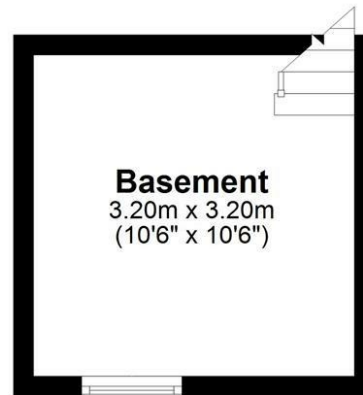


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,150 PCM
Council Tax Band - C
Local Authority - Uttlesford District
Council

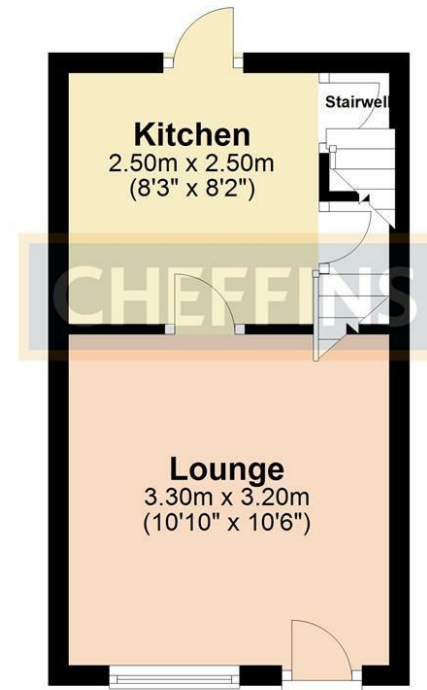
Basement

Approx. 10.2 sq. metres (110.3 sq. feet)



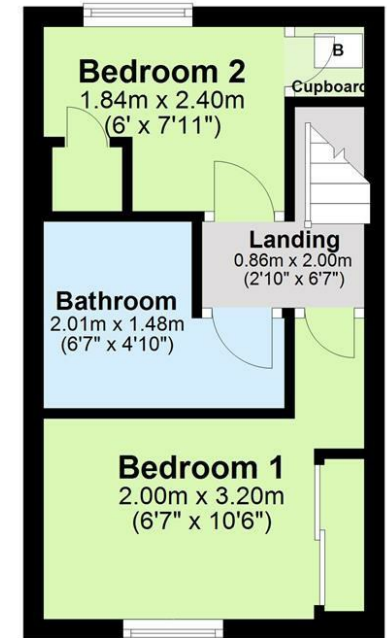
Ground Floor

Approx. 18.9 sq. metres (203.4 sq. feet)



First Floor

Approx. 19.4 sq. metres (209.1 sq. feet)



Total area: approx. 48.6 sq. metres (522.7 sq. feet)

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

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

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.

