



CHEFFINS  
01371 830768

LEASE HOUSE

High Street, Saffron Walden, CB10 1DZ

CHEFFINS

## High Street

Saffron Walden,  
CB10 1DZ

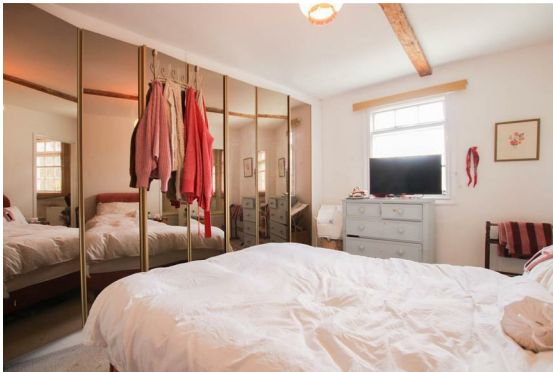
- Managed by Cheffins
- Three bedrooms
- Town centre location
- Courtyard with Parking
- Bathroom & En-Suite
- Basement
- Available early April

\*We are now fully booked for viewings at this property, if you wish to be added to the cancellation list please contact the office\* An attractive and well presented period property located at the top of the high street only moments from the town centre. Comprising entrance hall, kitchen diner, living room, three bedrooms (one with en-suite), shower room, cellar and yard to the front which provides gated parking for one car and courtyard style garden. Available early-April on an unfurnished basis.

3 2 1

**£1,675 PCM**





## 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.

## GROUND FLOOR

### ENTRANCE HALL

With doors leading through to the lounge and kitchen diner and stairs ascending to first floor.

### LOUNGE

Sash window to front aspect, built in storage to the side of the chimney breast, window with borrowed light from the rear hall.

### KITCHEN/DINING ROOM

Sash window to front aspect, range of built in base and eye level units with solid wooden worktops, integrated fridge, dishwasher, handcrafted wooden cupboards, built in microwave, double oven with gas hob, another feature window to rear aspect, porcelain one and a half sink with drainer, spotlights, door leading through to:

### INNER HALLWAY

Door leading to rear of the property, coat hooks and wooden door leading down to:

### BASEMENT

With a range for built in cupboards and a range of shelves attached to the wall and plumbing for washing machine.

## FIRST FLOOR

### LANDING

Window to rear aspect.

### BEDROOM 1

Built in mirrored wardrobes and cupboards, exposed timber to the ceiling, window to the front aspect and opening through to:

### EN SUITE BATHROOM

Deep panelled bath with shower attachment, fully tiled, pedestal wash hand basin, wall mounted mirror, shelf and light, window to front aspect.

### SEPARATE WC

Low level WC, obscure window to rear aspect. The wall mounted gas boiler is housed in this room.

### SHOWER ROOM

Pedestal wash hand basin, low level WC, shower enclosure with stainless steel frame, obscure single glazed window to side aspect, towel rail, radiator and wall mounted mirror.

### BEDROOM 2

Window to front aspect with secondary glazing, floor to ceiling built in wardrobes and overhead cupboards on one wall.

## SECOND FLOOR

### BEDROOM 3

A spacious room affected by the eaves in parts, with large double glazed window to rear aspect with views over the rooftops and fields beyond, built in storage cupboard which leads into the remaining attic space, velux window and exposed timbers on the ceiling.

### OUTSIDE

There is a yard to the front of the property with double gates for off street parking for one car and a low maintenance courtyard with mature shrubs in the borders.

### VIEWINGS

By appointment through the Agents.

### LETTING AGENT NOTES

Holding deposit : £386.00

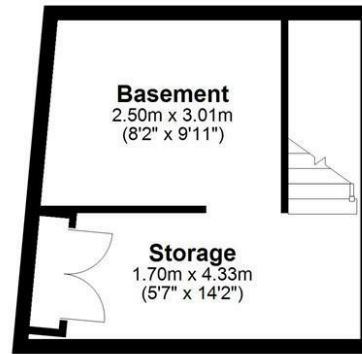
For more information on this property please refer to the Material Information brochure on our Website.





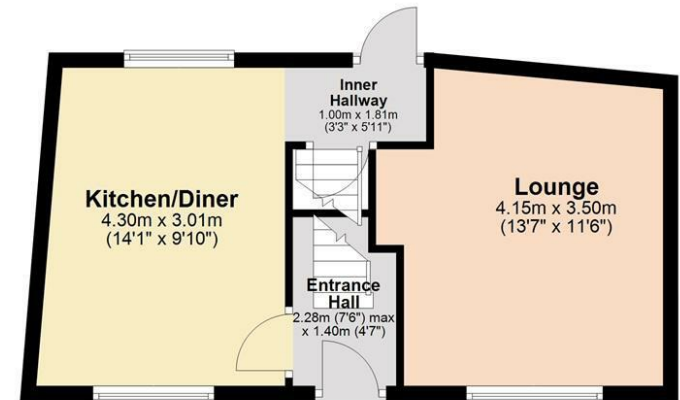
### Ground Floor

Approx. 18.4 sq. metres (198.3 sq. feet)



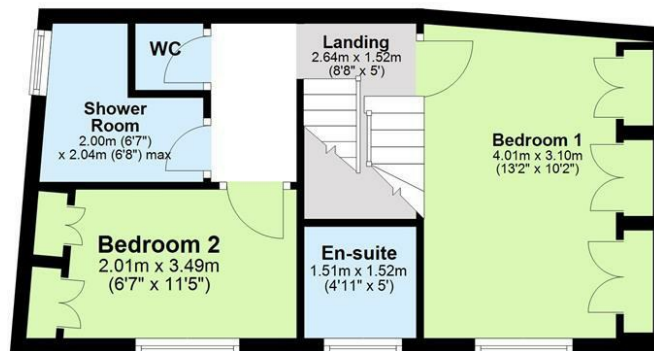
### First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



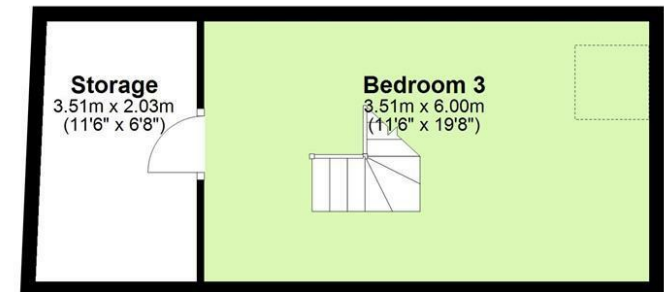
### Second Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



### Third Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

£1,675 PCM

Council Tax Band - D

Local Authority - Uttlesford District

Council

Total area: approx. 117.2 sq. metres (1262.1 sq. feet)

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.