



Tye Green, Saffron Walden, CB10 2XE

**CHEFFINS**



## Tye Green

Wimbish, Saffron Walden,  
CB10 2XE

- Minimum of a 12 month tenancy
- Three Bedrooms
- Living Room with Log Burning Stove
- Character Features Throughout
- Stunning Views of Open Countryside
- Gas central heating
- Available early January
- EPC Rating: C
- Council Tax band D

\*WE ARE NOW FULLY BOOKED FOR VIEWINGS AT THIS PROPERTY, PLEASE CONTACT THE OFFICE IF YOU WISH TO BE ADDED TO THE CANCELLATION LIST\* A beautiful three bedroom character cottage featuring exposed beams and timbers throughout as well as inglenook fireplace with log burning stove, the property also boasts beautiful views over open countryside to the rear.

3 2 2

**£1,500 PCM**





## LOCATION

The popular village of Wimbish is about 3 miles from the market town of Saffron Walden where there is an excellent range of shopping, schooling and recreational facilities and about 3 miles from the historic town of Thaxted. Audley End mainline station with trains to London Liverpool street is approximately 5 miles distant and Newport station is 3 miles distant, the M11 access point at Bishop's Stortford (junction 8) and Stansted Airport are 13 miles distant. Within walking distance there is a convenience store and less than a mile is a recently opened cafe and deli within the garden centre.



## GROUND FLOOR

### LOUNGE

Featuring inglenook fireplace with log burning stove, exposed beams and timbers, double glazed window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop over, large sink and drainer, built in electric oven and gas hob with extractor fan over, integrated dishwasher and large fridge, tiled splashbacks, exposed beams and timbers, fitted spotlights, small storage cupboard, wooden flooring, two double glazed windows to the rear aspect overlooking the patio and open countryside.

### REAR LOBBY

Door to the side aspect.

### CLOAKROOM

Fitted with low level WC, pedestal wash hand basin.

### UTILITY ROOM

Base level cupboard with worktop over, stainless steel sink, space for washing machine and double glazed

window to the side aspect, also housing the gas combi boiler.

### STUDY

Double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

Small double glazed window to the rear aspect overlooking open countryside, exposed beams and timbers.

### MASTER BEDROOM

Original wooden floorboards, exposed beams and timbers and red brick chimney breast, double glazed window to the front aspect.

### EN SUITE

Three piece suite comprising shower cubicle, low level WC, pedestal wash hand basin, electric shavers point, small cupboard, heated towel rail and exposed feature beam.

### BEDROOM 2

Exposed beams and timbers, double glazed window to the rear aspect overlooking stunning countryside.

### BEDROOM 3

Double glazed window to the front aspect.

### BATHROOM

Four piece suite comprising large freestanding bath, separate shower cubicle, low level WC, pedestal wash hand basin, cupboard, electric shavers point, tiled throughout, double glazed window to the rear aspect overlooking open countryside.

### OUTSIDE

There is a private garden with patio and an area laid to lawn with backs onto open countryside. There is also a gravelled driveway supplying off street parking for at least three vehicles.

### VIEWINGS

Strictly by appointment through the agents


### LETTING AGENT NOTES

Holding Deposit : £346.00

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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>75</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

£1,500 PCM

Council Tax Band - D

Local Authority - Uttlesford District

Council

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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.

