



Abbey Lane, Saffron Walden, CB10 1AG

CHEFFINS

Abbey Lane

Saffron Walden,
CB10 1AG

A unique and exceptional property situated in a hidden away location in the centre of the town offering kitchen/breakfast room, living room, shower room and first floor bedroom. Benefitting from off street parking and private garden. Available early November. Council Tax band B and EPC Exempt.

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.

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£1,150 PCM





GROUND FLOOR

ENTRANCE DOOR

Leading into:

KITCHEN/BREAKFAST ROOM

The kitchen has been completely refitted with base and eye level units and worktop over, sink and drainer, hob, integrated oven with extractor fan over, integrated fridge, integrated washer/dryer, tiled flooring, windows to the front and side aspects and spiral staircase rising to the first floor bedroom.

LIVING ROOM

With feature Victorian style gas fireplace (not in use), wood panelled flooring and vaulted ceiling with original beams and timbers, large window to the side and rear aspects and Velux window to the front aspect, cupboard housing the hot water cylinder and space for storage.

SHOWER ROOM

Newly refitted with large shower cubicle, glass shower door, shower head with mixer tap with tiled splashbacks, two extractor fans, low level WC, pedestal wash hand basin with wall mounted mirror and automatic lighting, further built in shelving, heated towel rail and tiled flooring throughout.

FIRST FLOOR BEDROOM

Built in storage and double bed, carpeted throughout with exposed

beams and timbers, galleried landing overlooking the living room and access to boarded loft area.

OUTSIDE

There is private off street parking accessed via a gate, there is a walled garden which has been recently restored and improved with modern exterior lighting and offers a private garden/patio area in this ideal central town location. The property is also situated within a few minutes walk from Audley End Park which provides lovely walks and is ideal for cycling to Audley End Station.

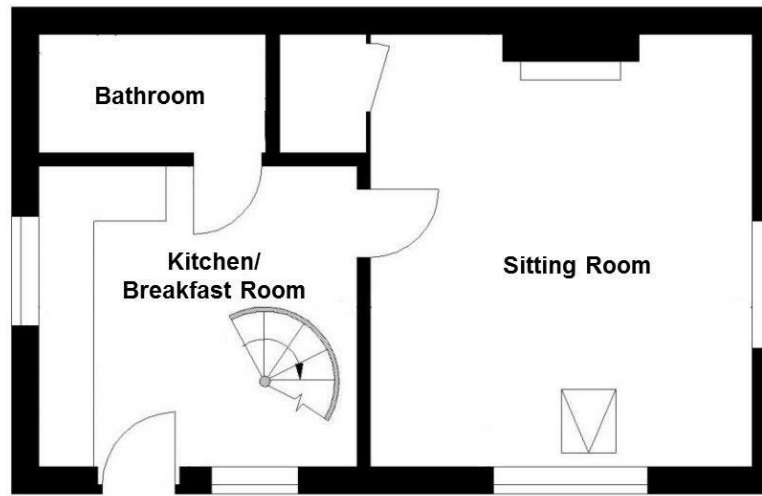
VIEWINGS

By appointment through the Agent.

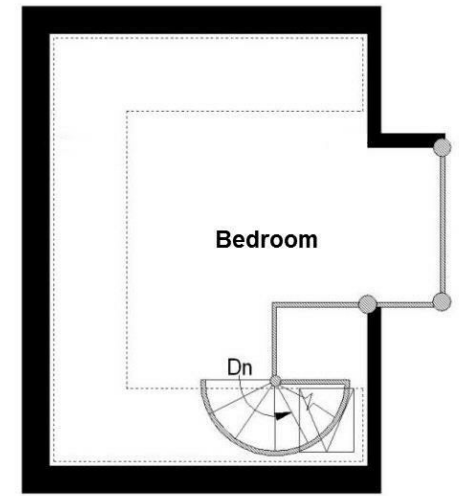
LETTING AGENTS NOTES

Holding Deposit : £265.00

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



Ground Floor



Mezzanine

£1,150 PCM
Council Tax Band – B
Local Authority – Uttlesford

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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.

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