



Castle Street, Saffron Walden, CB10 1BJ



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*FULLY BOOKED FOR VIEWINGS - PLEASE CONTACT THE OFFICE IF YOU WANT TO BE PUT ON THE CANCELLATION LIST*A charming and delightful period cottage set in one of the towns most desirable locations enjoying a pretty south facing garden with views of the former castle and easy walking distance to The Common and Market Square. Council Tax Band C & EPC Rating: C

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.



£950 PCM





GROUND FLOOR

SITTING ROOM

Sash window to front aspect, fireplace with timber mantle, wood burning stove, radiator, exposed floorboards, door to:

KITCHEN

Fitted with base and eye level storage with solid wood worktop, ceramic sink unit with mixer tap, freestanding electric cooker, washing machine and fridge. Sash window to rear aspect and garden, radiator, terracotta tiled flooring, stairs to basement room and first floor landing, glazed door to garden.

BASEMENT

The basement provides a useful additional space with window to front aspect, radiator, two built-in cupboards and small freezer.

FIRST FLOOR

LANDING

Access to loft space, door to:

BEDROOM 1

Sash window to front aspect, Victorian cast iron feature fireplace, built-in wardrobe, radiator, exposed floorboards.

BEDROOM 2

Sash window to rear aspect and garden, built-in airing cupboard housing hot water cylinder, radiator, exposed floorboards.

BATHROOM

Comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

OUTSIDE

The property enjoys a south facing rear garden of approximately 40 ft with views of the former castle with useful storage area and shed. There is also a pedestrian access to the rear of the property from the end of the terrace.

VIEWINGS

By appointment through the Agents.

LETTING AGENTS NOTES

Holding Deposit - £219

Deposit - £1096

EPC - C

Council Tax - C

Square Footage - 533

Property Type - Terraced House

Property Construction - Brick with tiled roof

Parking - Permit parking on street

Rights of Way, Easements, Covenants

- There is a Right of Way across the rear gardens of the properties in the terrace.

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas boiler with radiators

Broadband Connected - Yes

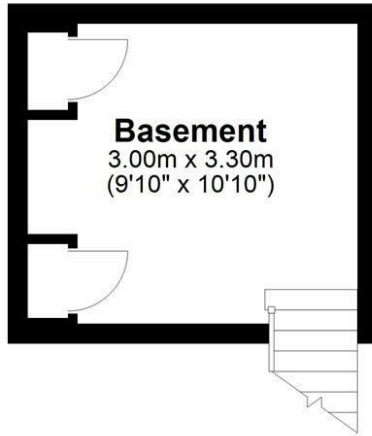
Broadband Type - Fibre to the property

Mobile Signal/Coverage - Good



Ground Floor

Approx. 9.9 sq. metres (106.6 sq. feet)



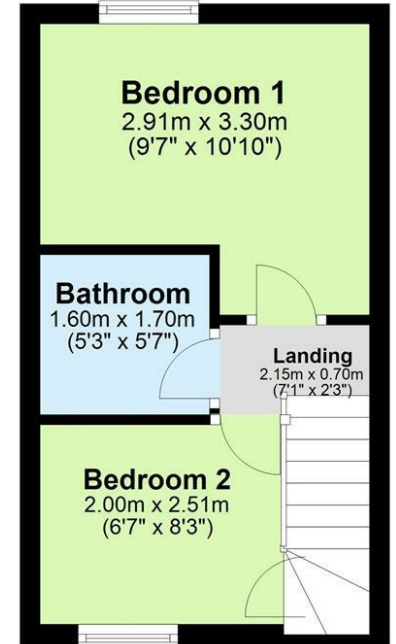
First Floor

Approx. 19.8 sq. metres (213.4 sq. feet)



Second Floor

Approx. 19.8 sq. metres (213.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(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	

£950 PCM

Council Tax Band - C

Local Authority - Uttlesford District

Council

Total area: approx. 49.6 sq. metres (533.4 sq. feet)

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

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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.