



Roast Green, Saffron Walden, CB11 4SH

CHEFFINS

Roast Green

Clavering, Saffron Walden,
CB11 4SH

- Minimum of a 12 month tenancy
- Three bedrooms
- Heating and Water inc in rent
- Large living space
- White goods
- Large garden
- Parking
- Available now

We are now fully booked for viewings at this property, please call the office to be added to a cancellation list A charming and spacious three bedroom barn conversion which has been newly refurbishment and boasts large living space, parking and large garden. Offered on an unfurnished basis and available now. EPC Rating D and Council tax band E.

3 3 1

£1,800 PCM





LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

Ground Floor

Entrance Hall

Leading through to adjoining rooms

Kitchen/Diner

Fitted with a range of base and eye level units and including integrated oven and hob, washing machine, dishwasher, fridge and freezer. Ample space for a dining table and views over the rear aspect.

Lounge

Large space with feature fireplace and exposed beams. Door providing access to garden and window overlooking rear aspect. Stairs ascending to first floor.

Cloakroom

With W/C, wash hand basin and glazed window overlooking the front aspect.

First Floor

Landing

With doors leading to adjoining rooms as well as seating space with window overlooking front aspect.

Bedroom One

With exposed beams, velux windows and walk in wardrobe. Access to:

En Suite Bathroom

A contemporary three piece suite with panelled bath, W/C and wash hand basin.

Bedroom Two

With windows overlooking the rear aspect and en suite shower room.

En Suite Shower Room

A modern three piece suite with brand new shower cubicle, W/C and wash hand basin.

Bedroom Three

With Velux windows.

Family Bathroom

A contemporary three piece suite with panelled bath, W/C and wash hand basin.

Outside

The property benefits from large garden to the rear and parking for two cars to the front.

Letting Agents Notes

Holding Deposit - £415

Deposit - £2076

EPC - E

Council Tax - D

Square Footage - 1622

Property Type - Converted Barn

Property Construction - Timber framed with tile roof

Parking - Driveway

Rights of Way, Easements,

Covenants - N/A

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Mains

Heating - Oil

Broadband Connected - Yes

Broadband Type - Standard

Mobile Signal/Coverage - Good







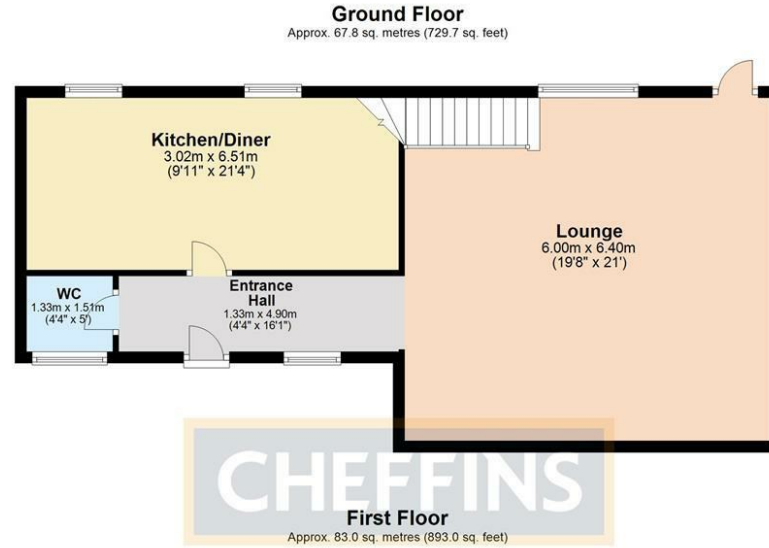
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	96
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,800 PCM

Council Tax Band - D

Local Authority - Uttlesford District

Council



Total area: approx. 150.8 sq. metres (1622.7 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.