



Ross Close, Saffron Walden, CB11 4DT

**CHEFFINS**



## Ross Close

Saffron Walden,  
CB11 4DT

\*We are fully booked for viewings at this property, if you wish to go on the cancellation list please contact the office\* A well presented three bedroom terraced home offering open plan living accommodation, enclosed rear garden, garage and off road parking. Available now on an unfurnished basis.

### 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.



**£1,400 PCM**





## Ground Floor

### Entrance Hall

With built in cupboards, obscured window overlooking the front aspect and door leading through to:

### Dining Area

With window overlooking the front aspect and opening through to:

### Lounge

With under stairs storage cupboard, stairs ascending to first floor and sliding patio doors through to:

### Conservatory

A terrific additional space, with door through to Kitchen and French doors opening out to the enclosed rear garden.

### Kitchen

Fitted with a range of low and high level storage cupboards with worktop over as well as electric cooker, space and plumbing for washing machine and fridge freezer.

## First Floor

### Landing

With doors leading through to adjoining rooms

### Bedroom One

With window overlooking the rear aspect.

### Bedroom Two

With window overlooking the front aspect.

## Bedroom Three

With large storage cupboard housing the water tank and shelving. Window overlooking the front aspect.

## Bathroom

White three piece suite comprising panelled bath, wash basin and low level W/C. Obscured window overlooks the rear aspect.

## Outside

There is an enclosed low maintenance garden to the rear with shed, lawn and patio area. To the front of the property is off road parking for one car and garage which houses the boiler.

## Viewings

Strictly by appointment through the agent.

## Letting Agent Notes

Holding deposit : £323.00

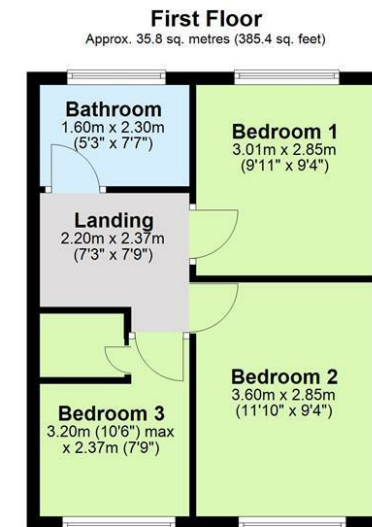
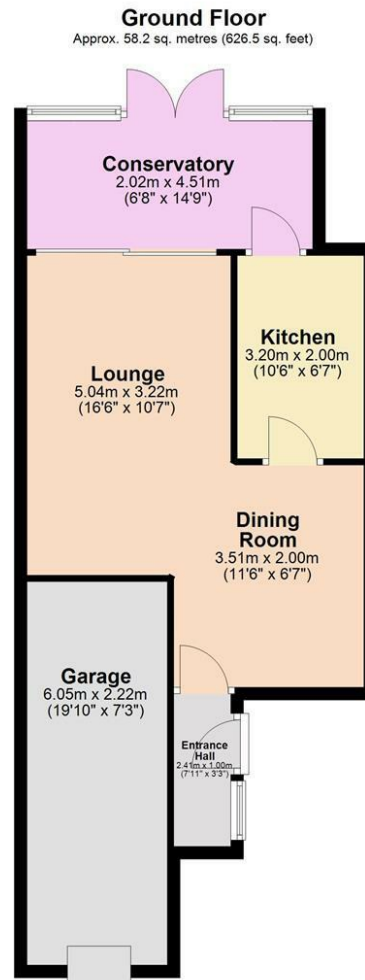
For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>		<b>85</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>	<b>68</b>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

£1,400 PCM  
Council Tax Band - C  
Local Authority - Uttlesford



Total area: approx. 94.0 sq. metres (1012.0 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.

