



Thaxted Road, Saffron Walden, CB11 3AG

**CHEFFINS**



## Thaxted Road

Saffron Walden,  
CB11 3AG

- MINIMUM OF A 12 MONTH TENANCY
- TWO/THREE BEDROOMS
- CHARACTER COTTAGE
- GARDEN
- PARKING
- CLOSE PROXIMITY TO ALL AMENITIES

A charming chocolate box cottage right in the heart of Saffron Walden offering two/three bedrooms, period features throughout, gardens and parking. This recently refurbished property is offered on an unfurnished basis and available now.

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**£1,200 PCM**





## 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.



## GROUND FLOOR

### LOUNGE

With gas fired mock wood burner set within hearth, exposed beams, window overlooking the front aspect and stairs ascending to the first floor. Opening through to:

### KITCHEN/DINER

Fitted with a range of low and high level cabinets with workspace over, electric cooker and space and plumbing for washing machine, fridge freezer and tumble dryer. Window overlooking the rear aspect.

## FIRST FLOOR

### LANDING

With doors leading through to adjoining rooms and cupboard housing the boiler.

### BEDROOM ONE

With wardrobe with hanging rail, additional over stairs storage cupboard and shelving. Window overlooking the front aspect.

### BEDROOM TWO

Window overlooking the rear aspect.

## BATHROOM

White three piece suite with shower over bath, W/C and hand basin. Obscured window overlooking the rear aspect.

## SECOND FLOOR

### ATTIC ROOM/BEDROOM THREE

With eaves storage and window overlooking the rear aspect.

## OUTSIDE

Externally the property boasts front and great sized rear garden which is approx. 120 feet long, with patio area and lawn. There is a garage which can be used for storage and parking to the rear which is accessed via a lane or through the garage.

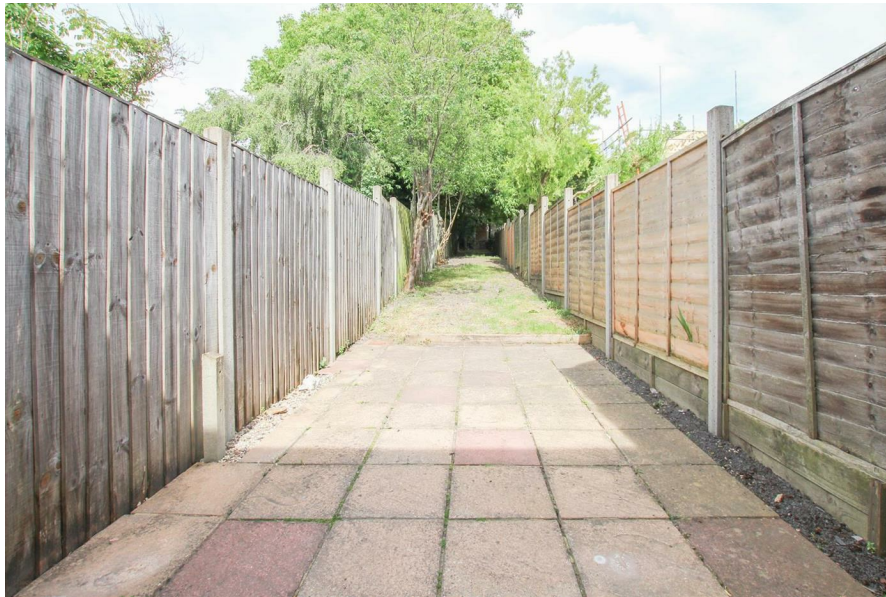
## LETTING AGENT NOTES

Holding Deposit : £276.00

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>90</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>59</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

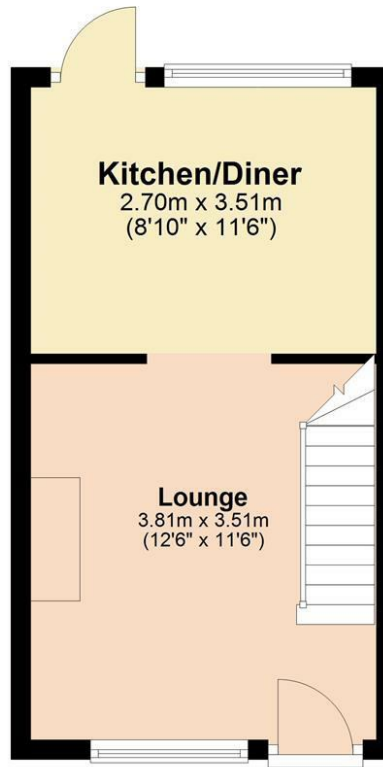
£1,200 PCM

Council Tax Band – B

Local Authority – Uttlesford

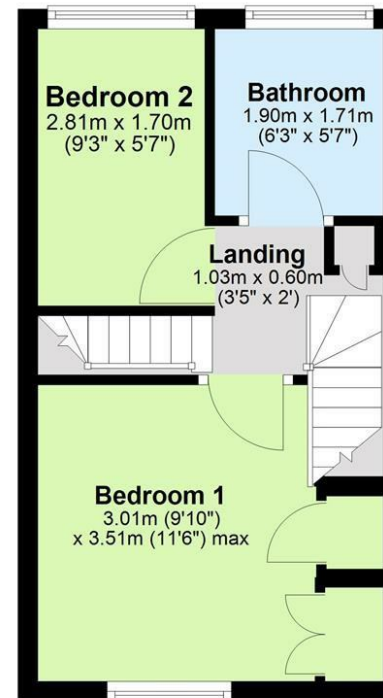
## Ground Floor

Approx. 23.2 sq. metres (249.8 sq. feet)



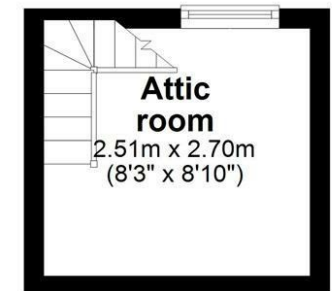
## First Floor

Approx. 25.3 sq. metres (272.1 sq. feet)



## Second Floor

Approx. 6.8 sq. metres (73.0 sq. feet)



Total area: approx. 55.3 sq. metres (594.9 sq. feet)

### Agents note:

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

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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.