



Lompits Way, Saffron Walden, CB11 4DN

CHEFFINS

Loompits Way

Saffron Walden,
CB11 4DN

A double bedroom mid terraced home situated in a popular residential location. Together with off street parking space and private rear garden, the property benefits from bright and well proportioned living accommodation throughout. Offered on an unfurnished basis and available from late-February

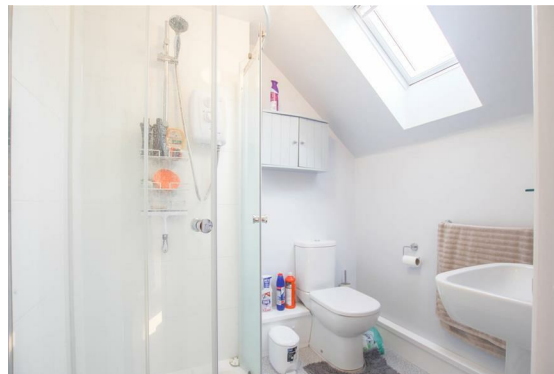
LOCATION

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.



£975 PCM





GROUND FLOOR

ENTRANCE HALLWAY

Storage cupboard with hanging rail and door leading through to :

LIVING AREA

A bright room with doors leading through to kitchen and out to the garden as well as stairs ascending to the first floor.

KITCHEN

With plenty of cupboard and surface space as well as integrated oven and hob and fridge freezer. With window overlooking the front aspect.

FIRST FLOOR

LANDING

With doors leading through to adjoining rooms and airing cupboard housing the water tank as well as shelving.

BEDROOM

With fitted wardrobes and drawers and window overlooking the front aspect.

SHOWER ROOM

Three piece suite comprising shower cubicle, W/C and wash hand basin. With towel rail and Velux window.

OUTSIDE

The property comes with enclosed patio garden to the rear with shrub borders and driveway parking for one car to the front.

VIEWINGS

Strictly by appointment through the agent.

MATERIAL INFORMATION

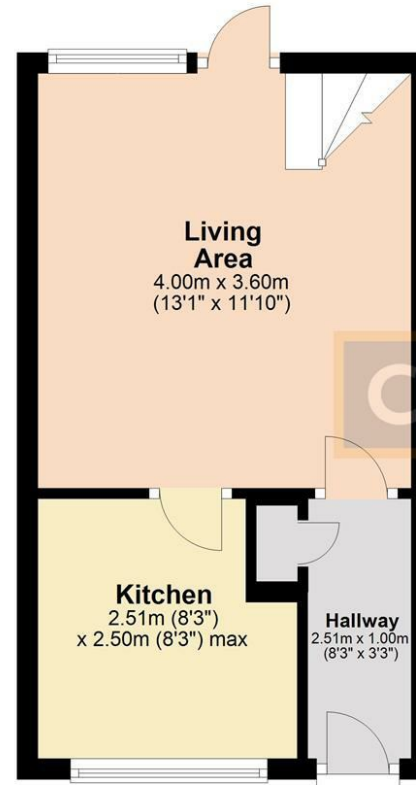
Holding Deposit : £225.00

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



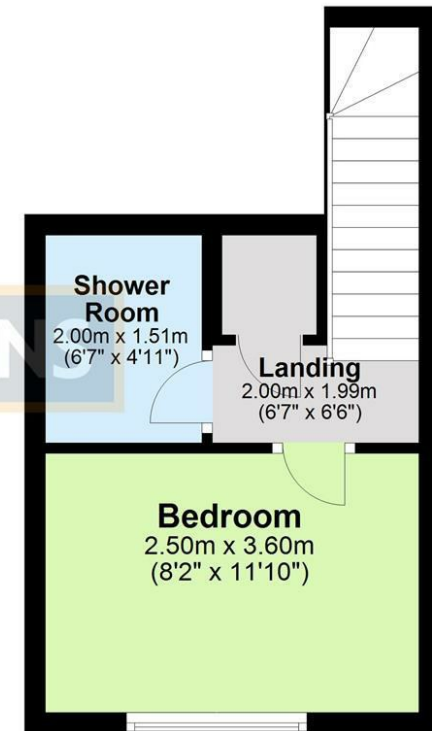
Ground Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



First Floor

Approx. 15.0 sq. metres (161.6 sq. feet)



Total area: approx. 38.8 sq. metres (417.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£975 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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