



Mill Lane

Saffron Walden,
CB10 2AS

A charming two bedroom cottage which benefits from full refurbishment throughout and situated in a picturesque no-through lane. The property offers bright and well proportioned accommodation, together with a west facing rear garden.

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.

2 1 1

£1,350 PCM





GROUND FLOOR

ENTRANCE DOOR

Leading to:

LOUNGE

Window to the front aspect and door to:

KITCHEN

Brand new fitted kitchen with a range of base and eye level units, integrated oven and hob, fridge freezer and washing machine. Window overlooking the rear aspect and opening through to:

INNER HALLWAY

With cupboard housing the water tank and shelving. Door to rear garden and door through to:

SHOWER ROOM

A brand new suite comprising large shower cubicle with rainfall shower head, W/C and hand basin as well as integrated storage and heated towel rail. Obscured window overlooking the side aspect.

FIRST FLOOR

LANDING

BEDROOM ONE

Window to the front aspect and fitted wardrobes.

BEDROOM TWO

Window to the rear aspect and door to the airing cupboard.

OUTSIDE

The garden is predominantly laid to lawn with beds bordering and a garden shed. There is gated side access.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding Deposit -£311.00

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

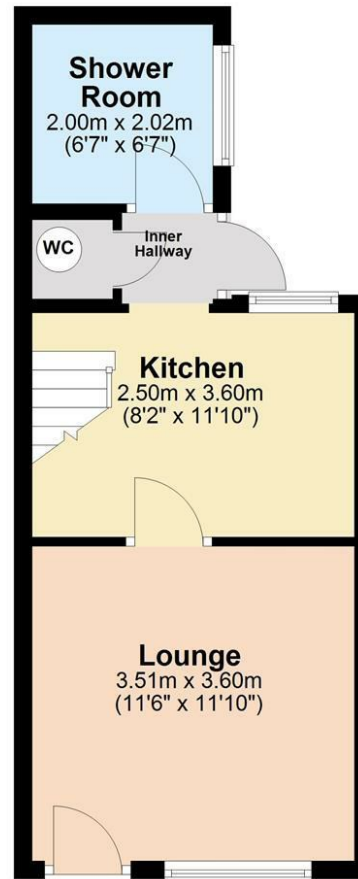


| Energy Efficiency Rating | | | |
|---------------------------------------------|-----------|-----------|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 86 | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | 58 | 86 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

£1,350 PCM
Council Tax Band - C
Local Authority - Uttlesford

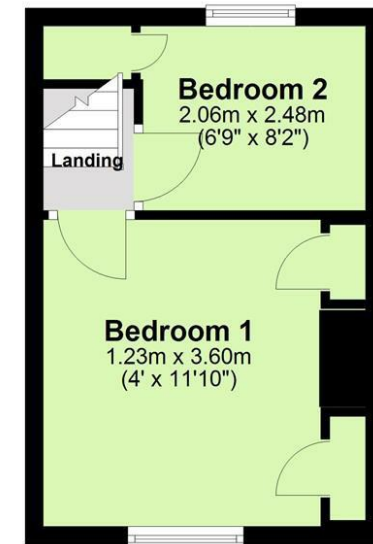
Ground Floor

Approx. 28.4 sq. metres (306.2 sq. feet)



First Floor

Approx. 16.1 sq. metres (173.4 sq. feet)



Total area: approx. 44.6 sq. metres (479.6 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.



CHEFFINS