High Street, Saffron Walden, CB10 1RF

CHEFFINS

CHEFFINS

High Street

Hinxton, Saffron Walden,
CB10 1RF

2 1 1

£1,300 PCM

- Minimum of a 12 month tenancy
- Managed by Cheffins
- Two bedrooms
- Furnished
- Courtyard garden
- Available Mid July
- EPC Rating D

A charming furnished semi detached character cottage in the heart of this picturesque and popular village. There is an open plan sitting/dining room, kitchen, bathroom, two bedrooms and cottage garden. EPC rating D & Council Tax Band D

LOCATION

Hinxton has its own church and local inn/restaurant. The market town of Saffron Walden is 5 miles south with shopping and recreational facilities and the City of Cambridge is about 9 miles north. Audley End mainline station is 7 miles away and Whittlesford station is 3 miles, both with trains to London's Liverpool Street. The nearest motorway access points are at Stump Cross approximately 1 mile away and Duxford Junction 10 is 3 miles.

Ground Floor

Living Room
Sash window to the front aspect, feature brick fireplace and built in storage cupboards. Opening to:

Dining area
Staircase to the first floor, understairs cupboard, door leading to the bathroom and archway to:

Kitchen
Fitted with a range of base and eye level units with solid wood worktops, tiled splashbacks, ceramic sink with chrome tap, electric oven and four ring hob with extractor above, breakfast bar, large American style fridge freezer, space and plumbing for washing machine, dishwasher and tumble dryer , windows to the rear and side aspects offering a good degree of natural light, and stable door leading to the rear garden.

Bathroom
Contemporary suite comprising low level WC, ceramic wash hand basin with chrome tap and vanity cupboards beneath, panelled bath with overhead shower, fully tiled walls,
heated towel rail, extractor and spotlight downlighters.

First Floor

Landing
Doors to adjoining rooms.

Master Bedroom
Three double built in wardrobes and single glazed sash window to the front aspect.

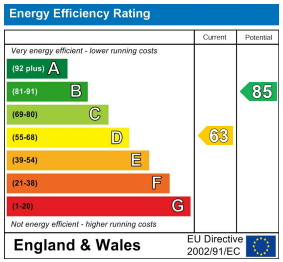
Bedroom Two
Two built in storage cupboards and window to the rear aspect.

Outside
To the rear of the property is a south-westerly facing courtyard garden with side access.

Viewings
Strictly by appointment with the Agents.

Letting Agents Notes
Holding Deposit - £300

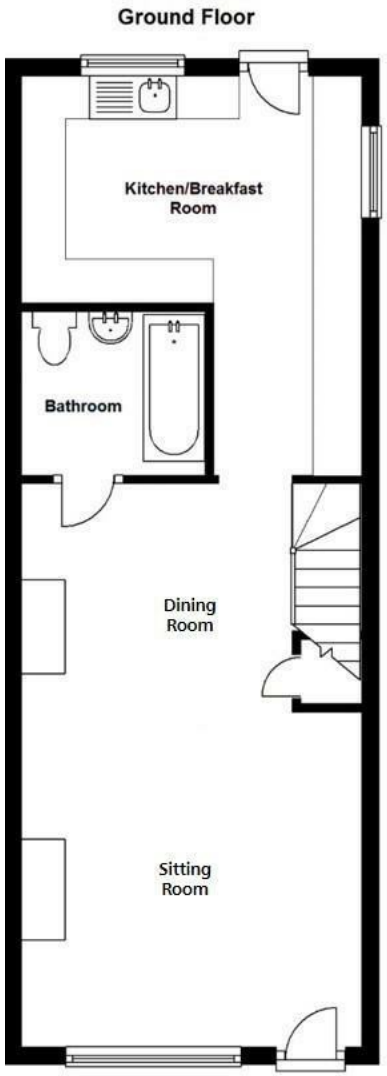
For more information on this property please refer to the Material Information brochure on our Website.

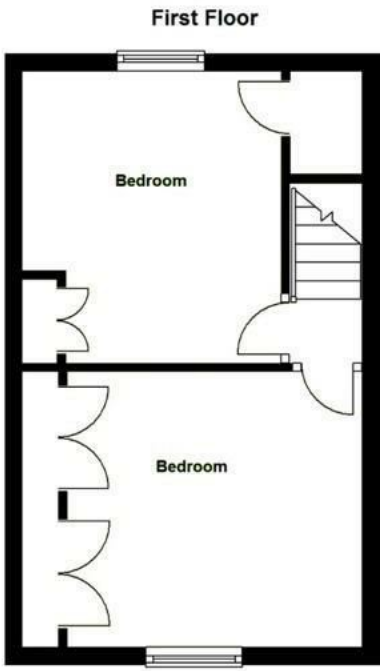


£1,300 PCM

Council Tax Band - D

Local Authority - South Cambridgeshire





Hill Street Saffron Walden, Essex, CB10 1JD I 01799 523656 I 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.