



Freshwell Gardens, Saffron Walden, CB10 1BZ

**CHEFFINS**



## Freshwell Gardens

Saffron Walden,  
CB10 1BZ

A well presented end of terrace, three bedroom property with pretty garden and garage set in a very sought after location within the town. Comprising entrance hall, cloakroom, living room, conservatory, kitchen, three bedrooms and bathroom. EPC Rating: D & Council Tax Band D. Available mid April.

### 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.

3 1 2

**£1,375 PCM**





## GROUND FLOOR

### HALLWAY

Entrance hall, stairs rising to the first floor and doors leading to adjoining rooms.

### CLOAKROOM

With low level WC and pedestal wash hand basin.

### LOUNGE

With window to front aspect, fireplace and door leading to conservatory.

### CONSERVATORY

With windows to the rear aspect and doors leading out onto the garden. Door leading into:

### KITCHEN

Fitted with a range of base and eye level units, stainless steel sink unit, oven with hob, washing machine, undercounter fridge and freezer.

## FIRST FLOOR

### MASTER BEDROOM

With window to the front aspect and fitted wardrobe.

### BEDROOM 2

With window to the rear aspect.

### BEDROOM 3

With window to the rear aspect.

### BATHROOM

A white three piece suite with shower

over bath. There is a handy vanity unit under the sink and a large airing cupboard which also houses the water tank.

## OUTSIDE

There is a pretty, low maintenance enclosed garden to the rear of the property as well as a gate which provides side access and a small lawned areas to the front. This beautiful home also comes with the bonus of a garage, located in a block behind the property.

## VIEWINGS

Strictly by appointment through the Agent.

## LETTINGS AGENTS NOTES

Holding Deposit - £317.00  
 Deposit - £1586  
 EPC - D  
 Council Tax - D  
 Square Footage - 863  
 Property Type - Semi detached house  
 Property Construction - Brick and tiled roof with cladding  
 Parking - Garage to the rear of the property, on street parking  
 Rights of Way, Easements, Covenants - N/A  
 Electric Supply - Mains  
 Gas Supply - Mains  
 Water Supply - Mains  
 Sewerage - Mains  
 Heating - Mains Gas  
 Broadband Connected - Yes  
 Broadband Type - Ultrafast  
 Mobile Signal/Coverage - Good

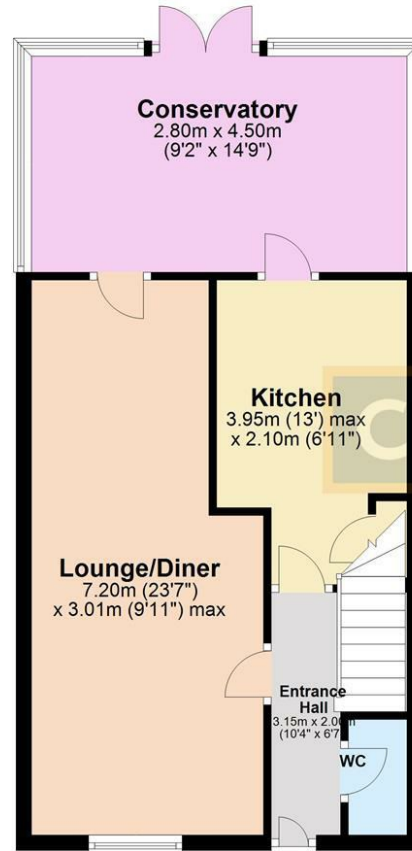


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,375 PCM  
Council Tax Band – D  
Local Authority – Uttlesford

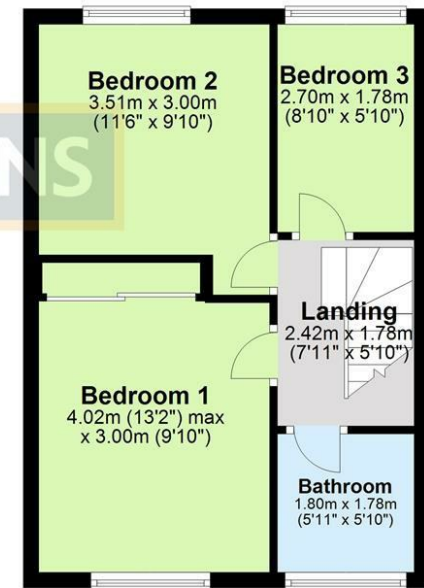
### Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 80.2 sq. metres (863.4 sq. feet)

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



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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.