



**Doddenhill Close, Saffron Walden, CB10 2EQ**



## Doddenhill Close

Saffron Walden,  
CB10 2EQ

A well presented terraced property, situated in this tucked away residential location. Comprising sitting room, kitchen/breakfast room with, two bedrooms, bathroom, enclosed garden and off street parking. Available now on an unfurnished basis.

### 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.



**£1,200 PCM**





## GROUND FLOOR

### ENTRANCE DOOR

Leading into:

### SITTING ROOM

Double glazed window to the front aspect, stairs rising to first floor landing.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of eye and base level units with worktop over, stainless steel sink with mixer tap, electric oven with gas hob and stainless steel extractor over, washing machine, freestanding fridge/freezer, wood effect flooring, double glazed window and door to garden.

## FIRST FLOOR

### LANDING

Doors to all first floor rooms, access to loft.

### BEDROOM 1

L shaped room. Double glazed window to front aspect, door to airing cupboard housing hot water cylinder with additional shelving.

### BEDROOM 2

Double glazed window to rear aspect.

## BATHROOM

Recently refitted with a three piece suite comprising low level WC, pedestal wash hand basin, deep panelled bath with independent electric shower over and folding glass screen, shower area fully tiled, tiled splashbacks, extractor, wall mounted vanity cupboard, tiled flooring, stainless steel heated towel rail.

## OUTSIDE

Off street parking. The rear garden is mainly laid to lawn with mature trees and shrubs on the borders and with gate leading to rear access.

## VIEWINGS

By appointment through the Agents.

## LETTING AGENTS NOTES

Holding Deposit - £276.00

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

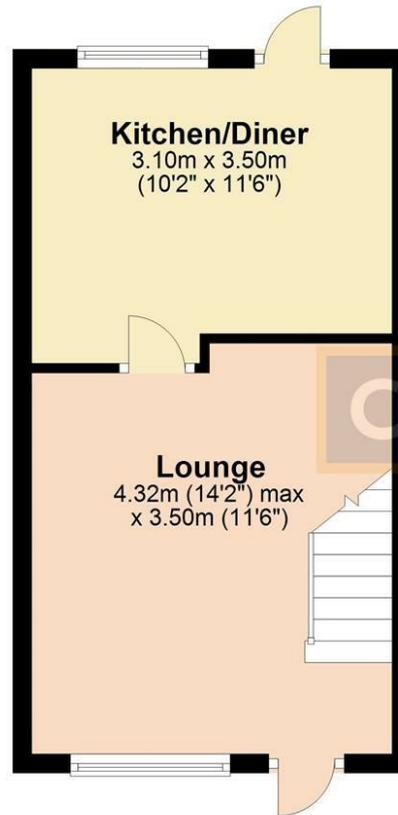


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive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

£1,200 PCM  
 Council Tax Band - C  
 Local Authority - Uttlesford District Council

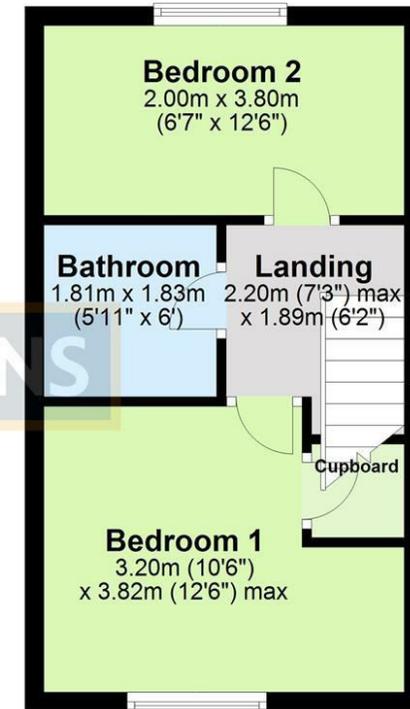
### Ground Floor

Approx. 25.5 sq. metres (274.6 sq. feet)



### First Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 53.0 sq. metres (570.5 sq. feet)

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

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.

