



Station Road, Saffron Walden, CB11 3HL

CHEFFINS

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Saffron Walden,
CB11 3HL

****THIS PROPERTY IS NOW FULLY BOOKED FOR VIEWINGS****Please contact the office if you would like to be placed on the waiting list. This delightful cottage is only a short walk from the Town centre and offers accommodation over three floors. Boasting charm and period features, this well placed home is offered unfurnished and available end of October. EPC Rating: D.

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.



£950 PCM





GROUND FLOOR

ENTRANCE HALL

Leading into:

ENTRANCE PORCH

With window onto side aspect and step leading up to a glazed door. Leading into

SITTING ROOM

Sash window looking onto the front aspect and window to the side aspect and feature red brick fireplace with storage either side. Door to:

KITCHEN

Stairs leading to the basement and first floor and door to rear garden. Fitted with a range of base and eye level units, stainless steel sink, tiled splashbacks and dual fuel oven with four ring gas hob above and washing machine.

BASEMENT

Glazed light well to the front. This room has been tanked.

FIRST FLOOR

LANDING

Glazed window to rear aspect and doors to adjoining rooms.

BEDROOM

Sash window onto the front aspect and boasting feature cast iron fireplace and two freestanding wardrobes.

BATHROOM

A contemporary four piece suite comprising low level WC, panelled bath unit, ceramic wash hand basin with vanity cupboards beneath, separate shower unit with dual shower head, heated towel rail, airing cupboard and glazed window looking onto the rear aspect.

OUTSIDE

There is a small, courtyard garden.

VIEWINGS

By appointment through the Agents.

LETTING AGENTS NOTES

Holding Deposit - £219.00

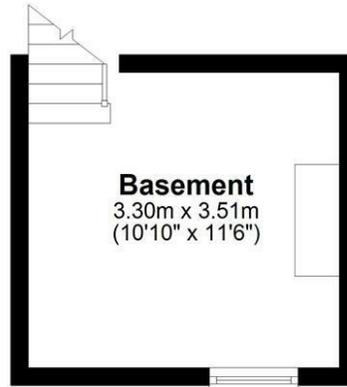
For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	57
EU Directive 2002/91/EC			

£950 PCM
 Council Tax Band - B
 Local Authority - Uttlesford District Council

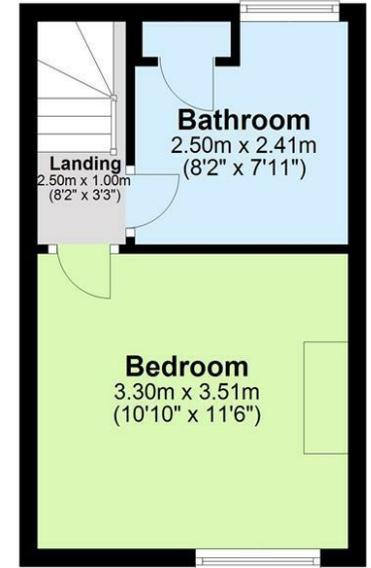
Basement
 Approx. 11.6 sq. metres (124.6 sq. feet)



Ground Floor
 Approx. 22.3 sq. metres (240.0 sq. feet)



First Floor
 Approx. 20.7 sq. metres (222.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 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.