



Fairycroft Road, Saffron Walden, CB10 1LZ

CHEFFINS

Fairycroft Road

Saffron Walden,
CB10 1LZ

A well presented and spacious double bedroom ground floor apartment located in the very heart of the historic market town of Saffron Walden and coming with the benefit of secure off street parking. Offered on an unfurnished basis and available now.

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.



£1,100 PCM





GROUND FLOOR

KITCHEN

Modern fitted kitchen comprising ample storage and surface space as well as integrated oven, grill and hob with extractor over, slimline dishwasher, washing machine and fridge freezer. Access out to rear courtyard garden and window overlooking the rear aspect. Opening to:

LIVING SPACE

An open space with windows and door to the front aspect.

INNER HALLWAY

With doors leading through to adjoining rooms. Storage cupboard with shelving.

BEDROOM

Double bedroom with windows overlooking the front aspect.

SHOWER ROOM

Three piece suite with shower cubicle, low level W/C and wash hand basin. Obscured window overlooking the rear aspect and towel rail.

OUTSIDE

Externally there is gated parking for one car as well as courtyard garden area.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding deposit : £253.00

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	EU Directive 2002/91/EC	

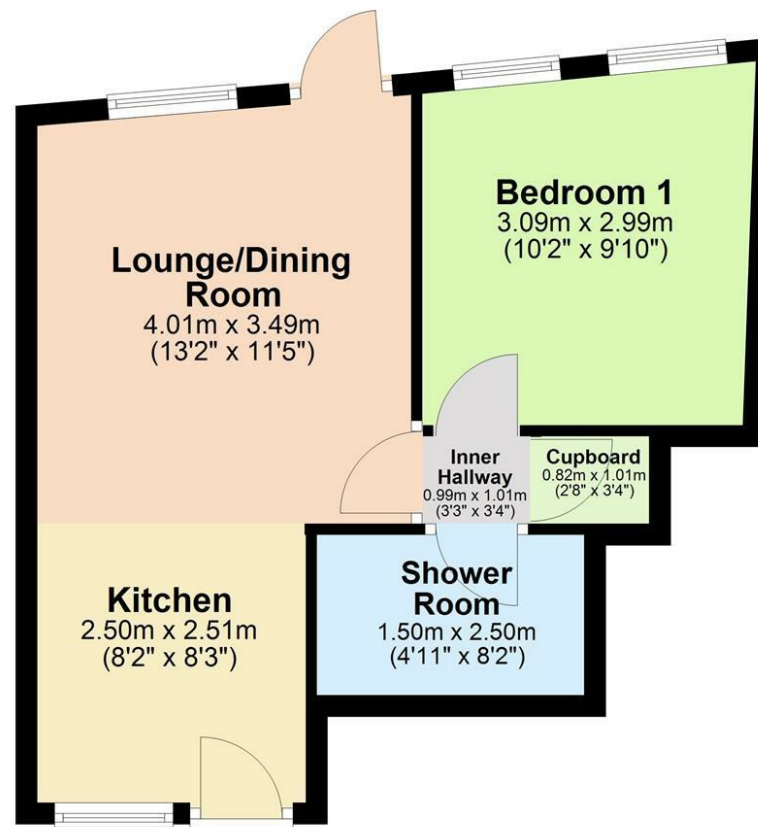
£1,100 PCM

Council Tax Band – B

Local Authority – Uttlesford

Ground Floor

Approx. 36.6 sq. metres (393.4 sq. feet)



Total area: approx. 36.6 sq. metres (393.4 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.



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