



Thaxted Road, Saffron Walden, CB10 2XR

CHEFFINS

Thaxted Road

Wimbish, Saffron Walden,
CB10 2XR

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A three bedroom, semi detached cottage, benefiting from a recently re-fitted kitchen and bathroom, utility room with WC, sitting room, three bedrooms and bathroom with a good sized garden and detached garage. Available Mid-July. EPC rating: E & Council Tax Band D

LOCATION

Wimbish is a well-located village, approximately 4 miles south-east of the fine old market town of Saffron Walden and within easy reach of mainline stations to Liverpool Street and Cambridge and the M11 access point connecting the M25, the A14 and A1. Stansted Airport is approximately 10 miles to the south. Wimbish has a well-regarded primary school and parish church. The village of Debden is just over a mile away with further amenities including primary school, church and restaurant.



£1,375 PCM





GROUND FLOOR

ENTRANCE DOOR

Leading into:

ENTRANCE HALL

With doors leading to adjoining rooms and stairs rising to first floor.

KITCHEN

Recently re-fitted with a range of base and eye level units, sink and drainer, electric oven and hob, space and plumbing for dishwasher and space for fridge/freezer, and windows to front and rear aspect.

LARDER

With window to the rear.

UTILITY ROOM

With WC and sink, plumbing for washing machine, window and door leading to rear.

SITTING ROOM

With fireplace and windows to front and rear aspect.

FIRST FLOOR

LANDING

With window to rear aspect.

BEDROOM 1

With window to front aspect and built in wardrobe.

BEDROOM 2

With window to front aspect and airing cupboard.

BEDROOM 3

With window to rear aspect.

BATHROOM

Fitted with a four piece suite comprising panelled bath, wash hand basin, low level WC, enclosed shower (this is not newly re-fitted), towel rail and window to rear aspect.

OUTSIDE

There is a good sized garden with detached garage.

VIEWINGS

By appointment through the Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,375 PCM

Council Tax Band - D

Local Authority - Uttlesford District

Council

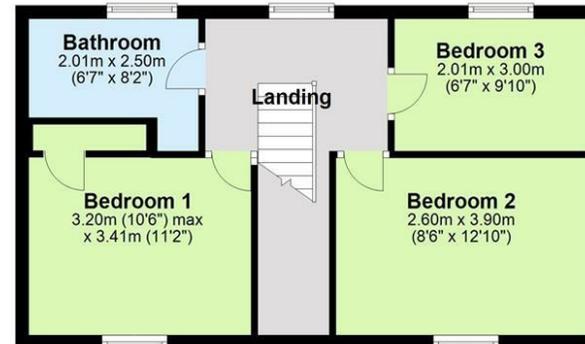
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor
Approx. 49.5 sq. metres (532.9 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 90.2 sq. metres (971.4 sq. feet)

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

