



South Street, Great Chesterford, CB10 1NW

**CHEFFINS**



## South Street

Great Chesterford,  
CB10 1NW

A spacious and charming two-bedroom ground floor apartment located in an enviable position within the village. The property benefits from bright and well proportioned living accommodation throughout. Available now on an unfurnished basis.

### LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

2 1 1

**£900 PCM**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door and doors to Living/Dining Room and Inner Hallway.

### INNER HALLWAY

Doors to adjoining rooms and built-in storage cupboard with shelving.

### LIVING/DINING ROOM

A dual aspect room with a large sash window to the front together with a side window overlooking the courtyard. Feature fireplace with electric fire, quartz surround and hearth, cupboard housing the fuse board.

### KITCHEN

Fitted with a range of base and eye level units and worktop over, sink unit with stainless steel taps, washing machine, integrated Neff oven with four ring induction hob with cooker extractor above, space for fridge freezer, splashback tiles, heated towel rail, window to the rear aspect.

### BEDROOM 1

A pair of sash windows to the front aspect.

### BEDROOM 2

Window to the rear aspect.

### SHOWER ROOM

Comprising ceramic wash basin with splashback tiles, low level WC, heated towel rail, walk-in shower enclosure and tiled walls, obscure window to the rear aspect.

### OUTSIDE

There is parking space to the rear of the property, accessed via Carmel Street.

### VIEWINGS

By appointment through the Agents.

### LETTING AGENT NOTES

Holding deposit : £207.00

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



**Approximate Gross Internal Area 784 sq ft - 73 sq m**



**Ground Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</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>	<b>38</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£900 PCM

Council Tax Band - C

Local Authority - Uttlesford

**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.

