



Gibson Way, Saffron Walden, CB10 1AN



## Gibson Way

Saffron Walden,  
CB10 1AN

When it comes to securing quality tenants fast, Cheffins delivers. Our expert local teams know the market inside out and work proactively to match the right tenants to your property. If you're thinking of letting, contact your local Cheffins office today and let us find the right tenants for your property.

### 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.

2 1 1

**£1,175 PCM**



**COMMUNAL ENTRANCE HALL**

With letterboxes serving each apartment and stairs ascending to the first floor. Door providing access to the rear of the building.

**ENTRANCE HALL**

With storage cupboard and doors leading through to adjoining rooms.

**KITCHEN/DINING/LIVING AREA**

A beautifully fitted contemporary kitchen with ample storage and surface space as well as integrated oven, hob and extractor as well as fridge freezer, slimline dishwasher and washing machine. Views over the front aspect.

**BEDROOM ONE**

With built in wardrobe and views over the rear aspect.

**BEDROOM TWO/STUDY**

An ideal home office, with built in wardrobe and views over the rear aspect.

**BATHROOM**

Comprising white three piece suite with panelled bath and shower over, sink with vanity unit below and W/C. Obscured window overlooks the front aspect.

**OUTSIDE**

Externally the property boasts communal gardens to the front and rear as well as parking for one car.

**VIEWINGS**

Strictly by appointment through the Agent.

**LETTING AGENT NOTES**

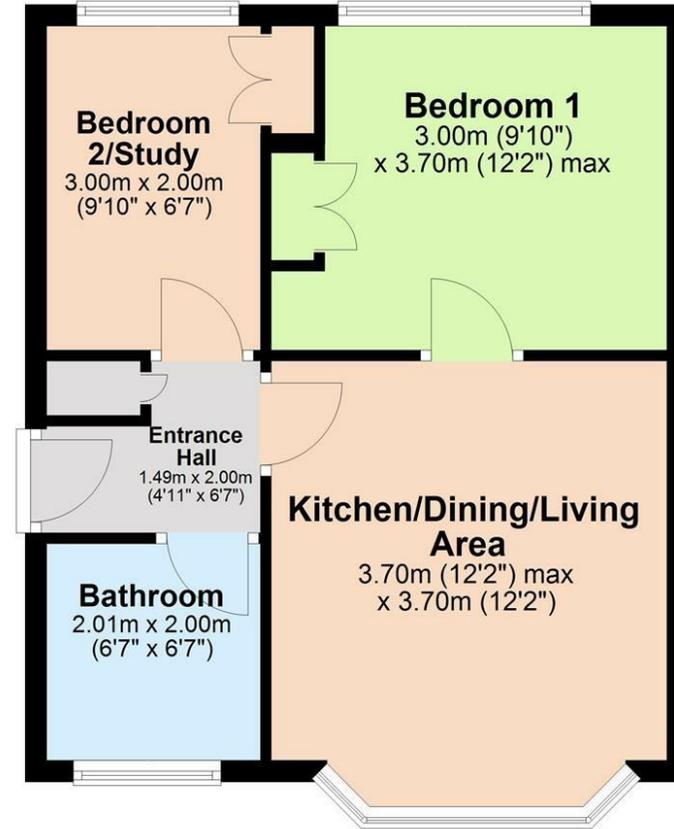
Holding Deposit - £294.00

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



## Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 39.7 sq. metres (426.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

£1,175 PCM

Council Tax Band - C

Local Authority - Uttlesford District

Council

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.