



Littlebury Green, CB11 4XB

CHEFFINS

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We are now fully booked for viewings at this property, if you wish to go on the cancellation list please contact the office
Beautiful single storey barn conversion boasting large open plan living space, double bedroom and fitted kitchen/diner. Externally there is off road parking for 2 cars and garden area. Available now on an unfurnished basis. The water is included in the rent

LOCATION

Littlebury Green is located on the outskirts of the very popular and pretty village of Littlebury, which has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.



£975 PCM





GROUND FLOOR

LOUNGE

With vaulted ceiling and exposed beams, hardwood flooring and windows overlooking the front and side aspect. Storage cupboard and door leading through to:

KITCHEN / DINER

With exposed beams, the kitchen is fitted with base units and worktop over, stainless steel sink, fitted oven and hob as well as washing machine and fridge freezer. There is ample space for a dining table and chairs and window overlooks the side aspect.

BEDROOM

With window overlooking the side aspect as well as door providing access out to the garden area. Exposed beams and door leading through to:

EN SUITE SHOWER ROOM

A modern three piece suite comprising shower cubicle, low level W/C and hand basin. Obscured window overlooking the rear aspect and the same exposed beams that run throughout this charming property.

EXTERNALLY

The property provides off road parking for 2 cars and low maintenance garden comprising patio and lawn area.

VIEWINGS

By appointment through the agent.

LETTING AGENT NOTES

Holding Deposit - £225.00
 Deposit - £1,125.00
 EPC - D
 Council Tax - C
 Square Footage - 616.7
 Property Type - Single storey barn conversion
 Property Construction - Timber frame and tiled roof
 Parking - Parking for 2 cars
 Rights of Way, Easements, Covenants -
 Electric Supply - Mains
 Gas Supply - N/A
 Water Supply - Mains
 Sewerage - Septic Tank
 Heating - Oil boiler and radiators.
 Broadband Connected - Yes
 Broadband Type - FTTP
 Mobile Signal/Coverage - Fair

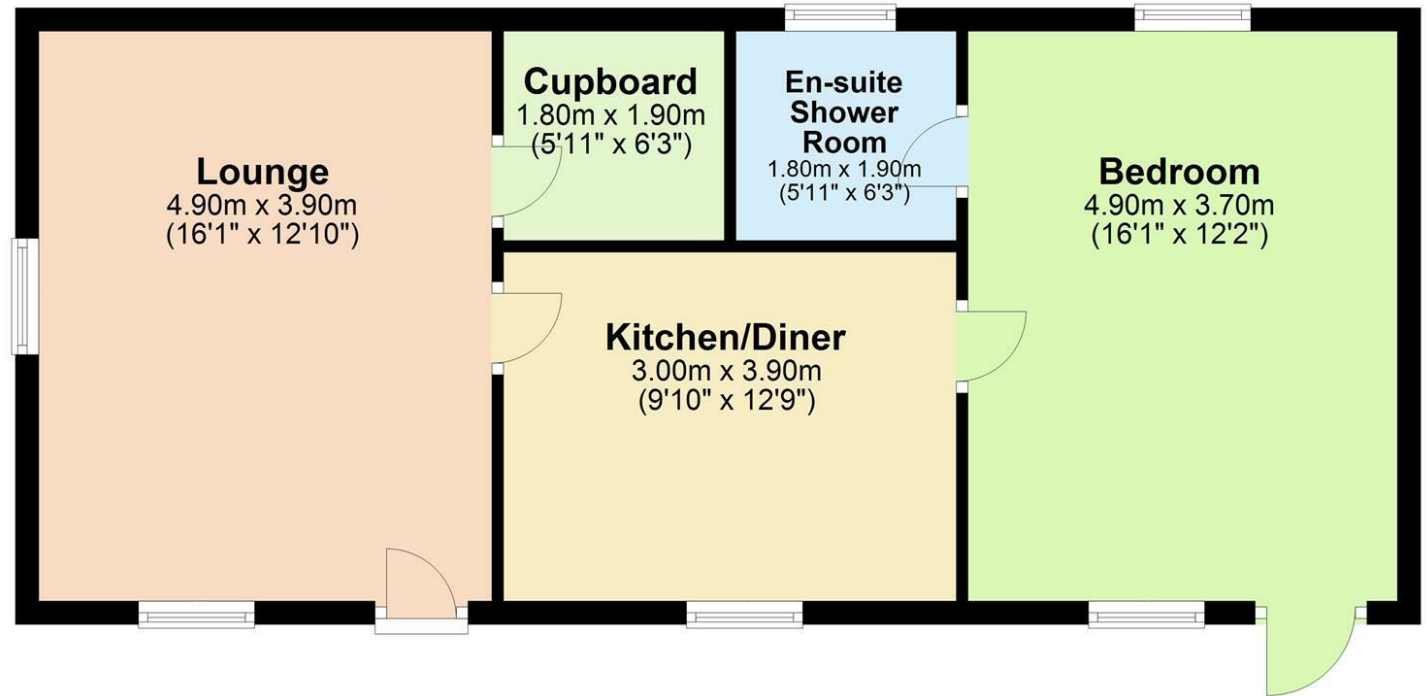


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

£975 PCM
Council Tax Band – C
Local Authority – Uttlesford

Ground Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



Total area: approx. 57.3 sq. metres (616.7 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.

