



Fishmere Mead, Saffron Walden, CB11 4FX

CHEFFINS

Fishmere Mead

Saffron Walden,
CB11 4FX

A stunning two double bedroom bungalow positioned in a desirable location, walking distance of the Town Centre, boasting modern open plan living space with contemporary kitchen including all white goods. Large usable loft space, enclosed garden to the rear and two off road parking spaces. EPC Rating C & Council Tax band D.

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.

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£1,450 PCM





ENTRANCE HALL

Doors opening into:

BEDROOM 1

A large double with window to front and side aspects overlooking rear garden,

BEDROOM 2

Another good sized double with window to front aspect as well as the bonus of integrated wardrobes. Fold down ladder/ access to fully boarded loft space.

LOFT ROOM

Fully boarded with full standing height and boiler cupboard housing solar hot water cylinder and boiler.

BATHROOM

White suite with walk in shower, wall hung basin, low flush WC and heated towel rail. Part tiled walls as well as built in vanity cupboard and Karndean floor covering.

LOUNGE/DINER

A bright and spacious room providing a terrific amount of living space with double patio doors leading out to the garden. A large storage cupboard houses the washing machine and tumble dryer.

OPEN PLAN KITCHEN

Fitted kitchen with stainless steel sink with chrome mixer tap, stainless steel integrated electric fan oven and gas

hob, stainless steel extractor canopy and light, integrated fridge freezer and dishwasher.

OUTSIDE

The rear garden is mainly laid to lawn with a large decking area.

VIEWINGS

By appointment through the Agents.

LETTINGS AGENTS NOTES

Holding Deposit - £334

Deposit - £1673

EPC - C

Council Tax - D

Square Footage - 668

Property Type - Semi-detached Bungalow

Property Construction - Brick and part weatherboard and tiled roof

Parking - Driveway

Rights of Way, Easements, Covenants - Restrictive covenant to Fishmere

Mead: No signed vans or vehicles over 3.5T

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Connected - Yes

Broadband Type - Ultrafast

Mobile Signal/Coverage - Good

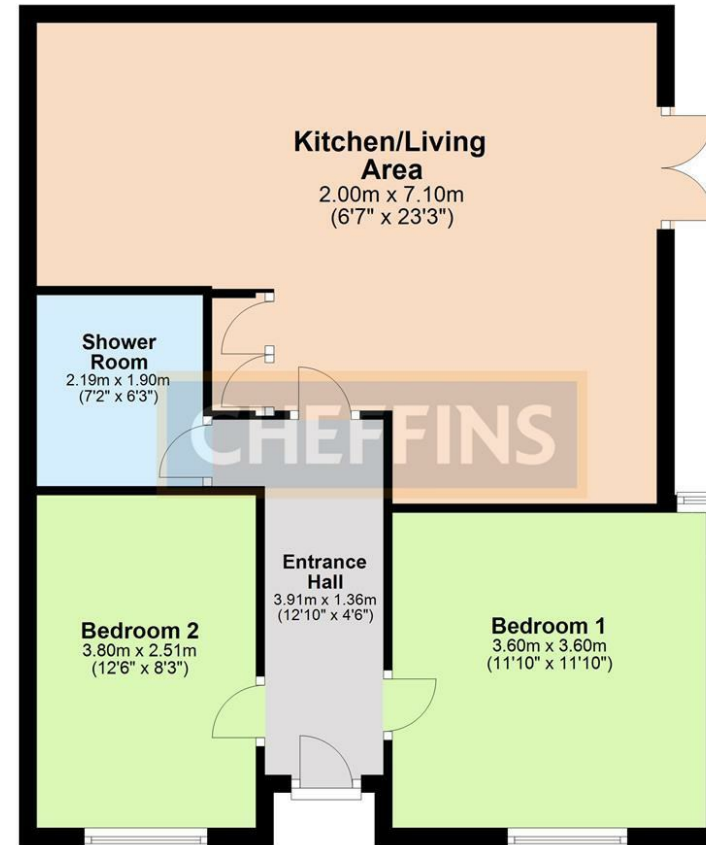


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,450 PCM
Council Tax Band – D
Local Authority – Uttelsford

Ground Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 62.1 sq. metres (668.1 sq. feet)

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

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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.