



**Byrds Farm Cottages, Saffron Walden, CB10 1XN**

**CHEFFINS**



## Byrds Farm Cottages

Saffron Walden,  
CB10 1XN

- Minimum of a 12 month tenancy
- Three bedrooms
- Water & sewerage included in the rent
- Fitted kitchen
- Large garden
- Outbuilding
- Council tax band: C
- EPC rating: D

**\*\*FULLY BOOKED FOR VIEWINGS\*\*** Please contact the office to be added to the cancellation list. A well presented three bedroom semi detached home positioned in a sought after semi rural location. Benefitting from large garden, parking for two cars and stunning Countryside views. Offered on an unfurnished basis and available now. EPC Rating D and Council Tax Band C.

3 1 1

**£1,400 PCM**





## 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.

## GROUND FLOOR

### ENTRANCE HALL

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

### LOUNGE

With window to front aspect and feature fireplace.

### KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over, stainless steel sink and drainer, electric oven with hob over, integrated fridge freezer and integrated dishwasher, tiled flooring and windows to rear aspect.

### REAR PORCH

With door leading to the rear patio area.

### BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin with cupboard under and obscure window to side aspect.

## FIRST FLOOR

## LANDING

With doors leading to adjoining rooms and windows to front and side aspect.

### BEDROOM 1

With window to front aspect.

### BEDROOM 2

With storage cupboard and window to rear aspect.

### BEDROOM 3

With window to side aspect.

## OUTSIDE

To the rear of the property there is a large patio area and brick outbuilding. There is a large garden which is mainly laid to lawn with trees and shrubs to the borders.

## VIEWINGS

By appointment through the Agents.

## LETTINGS AGENTS NOTES

Holding Deposit - £323.00

Deposit - £1615

EPC - D

Council Tax - C

Square Footage - 795

Property Type - Semi detached house

Property Construction - Brick with

tiled roof

Parking - On Lane

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Septic Tank - The landlord maintains the cost of the emptying of the septic tank as this is shared

between the neighbouring property.

Heating - Oil boiler with radiators

Broadband Connected - Yes

Broadband Type - Fibre to the cabinet

Mobile Signal/Coverage - Good







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,400 PCM

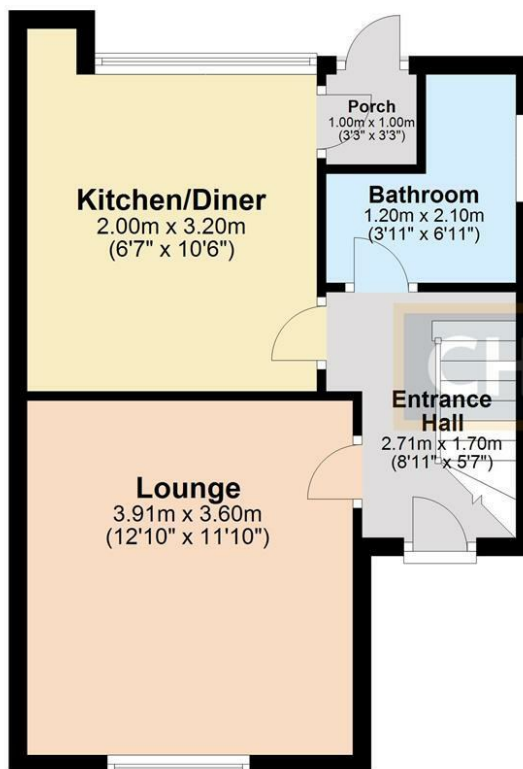
Council Tax Band – TBC

Local Authority – Uttlesford District

Council

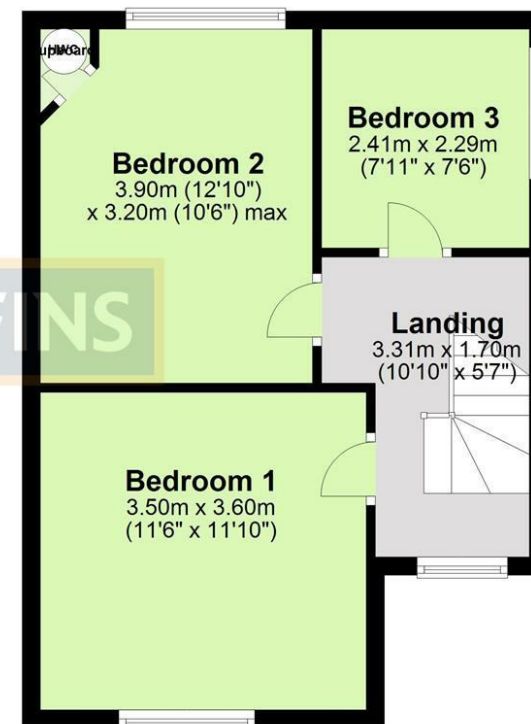
## Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 73.9 sq. metres (795.6 sq. feet)

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

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.