



Lime Avenue, Saffron Walden, CB10 2GE

CHEFFINS

Lime Avenue

Saffron Walden,
CB10 2GE

An attractive two double bedroom, modern semi-detached home positioned in a terrific location within walking distance of the town centre and benefitting from parking for two cars. Offered on an unfurnished basis and available now. EPC rating B & 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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£1,275 PCM





GROUND FLOOR

HALL

Bright and airy entrance hall with stairs leading to first floor and access through to the kitchen, W/C and living space.

LOUNGE/DINER

Large living area with French doors providing access out to the garden. Under stairs cupboard offering great storage.

KITCHEN

Benefitting from a good amount of storage and surface space as well as integrated oven and hob freestanding dishwasher, washing machine and fridge freezer.

CLOAKROOM

With W/C and hand basin. Obscured window over the side aspect.

FIRST FLOOR

BEDROOM 1

Nice sized double bedroom with the added bonus of an en suite shower room.

EN SUITE

Three piece suite with shower cubicle, W/C and wash basin. Obscured window over the front aspect.

BEDROOM 2

Good sized double bedroom with views over the garden.

BATHROOM

Contemporary white three piece suite with shower over bath.

OUTSIDE

To the rear of the property there is an enclosed garden which is mainly laid to lawn with garden shed and patio area. To the side of the property there is a covered area providing parking.

VIEWINGS

Strictly by appointment through the Agent.

LETTINGS AGENTS NOTES

Holding Deposit - £294

Deposit - £1471

EPC - B

Council Tax - D

Square Footage - 753

Property Type - Semi Detached House

Property Construction - Brick and tiled roof

Parking - Driveway

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Connected - Yes

Broadband Type - Ultrafast

Mobile Signal/Coverage - Good

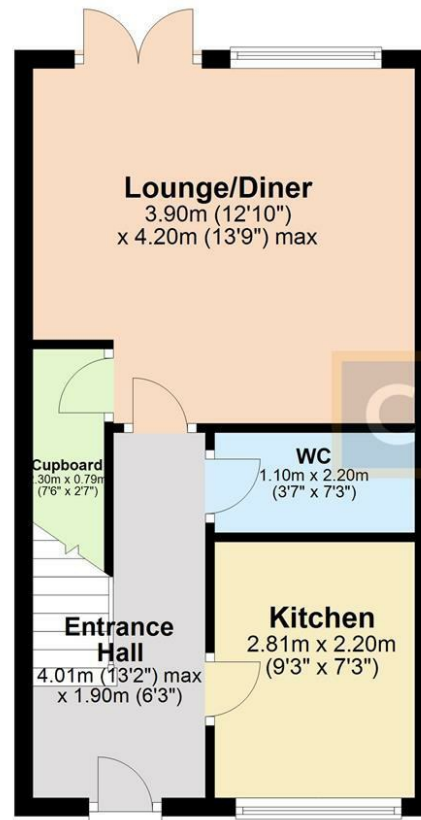


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,275 PCM
Council Tax Band - D
Local Authority - Uttlesford

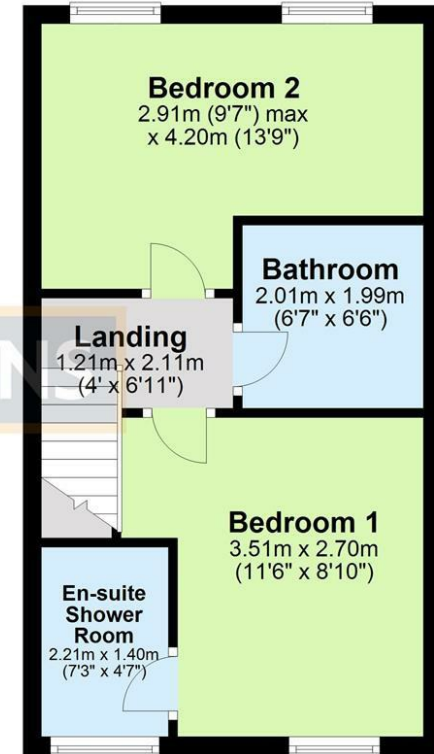
Ground Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 66.6 sq. metres (716.4 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.