Lime Avenue, Saffron Walden, CB10 2GE

CHEFFINS

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2 2 1

£1,375 PCM

*** FULLY BOOKED FOR VIEWINGS, PLEASE CONTACT THE OFFICE TO BE ADDED TO THE CANCELLATION LIST ***An attractive two double bedroom, modern semi-detached home positioned in a terrific location within walking distance of the town center and benefitting from parking for two cars. Offered on an unfurnished basis and available late-October.

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

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.

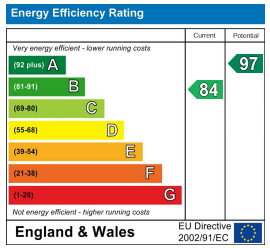
BATHROOM
Contemporary white three piece suite with shower over bath.

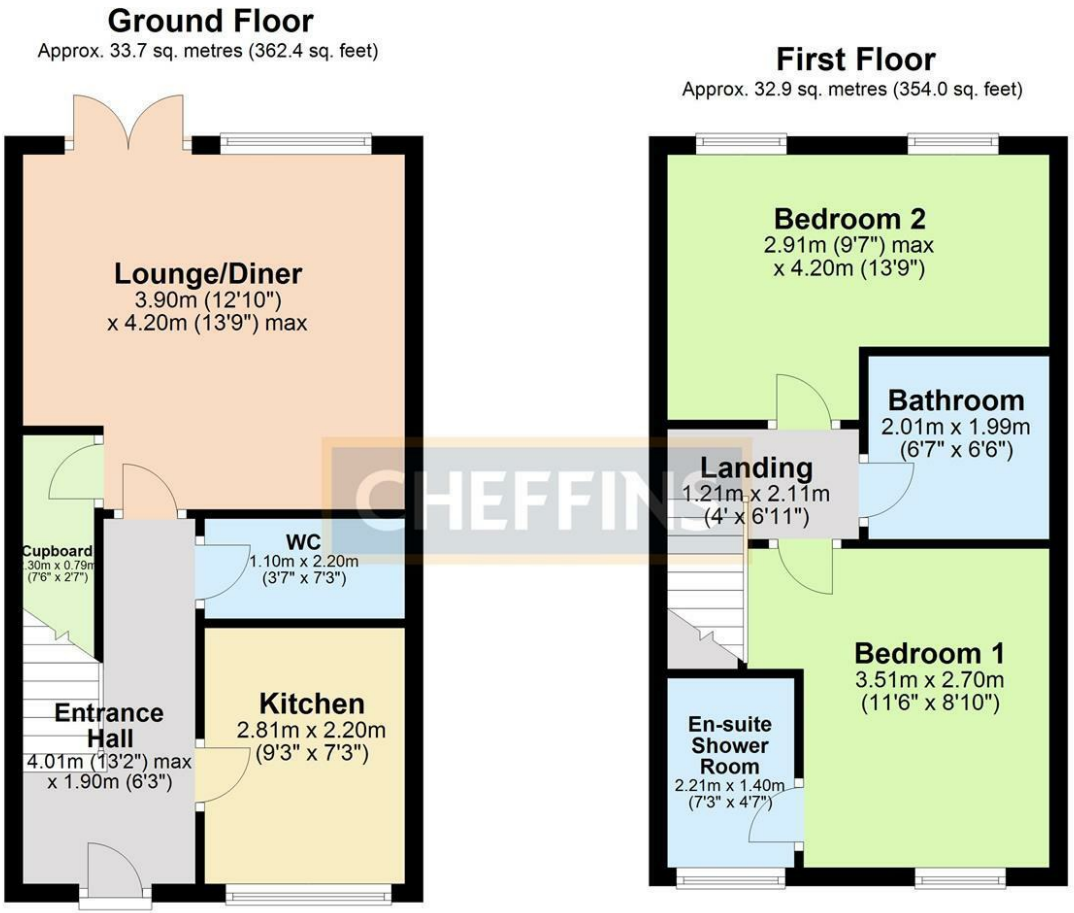
OUTSIDE
To the rear of the property there is an enclosed garden which is mainly laid to lawn with garden shed and patio area. To the side of the property there is a covered area providing parking.

VIEWINGS
Strictly by appointment through the Agent.

LETTINGS AGENTS NOTES
Holding deposit : £294.00

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





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

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

£1,375 PCM

Council Tax Band - D

Local Authority - Uttlesford

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.