



Old Mill Road, Saffron Walden, CB11 3EH

CHEFFINS

Old Mill Road

Saffron Walden,
CB11 3EH

We are now fully booked for viewings, if you wish to go on the cancellation list please contact the office A well-proportioned three bedroom home in the heart of Saffron Walden close to local amenities with two reception rooms. Externally there is an enclosed garden and garage. Offered on an unfurnished basis and available now.

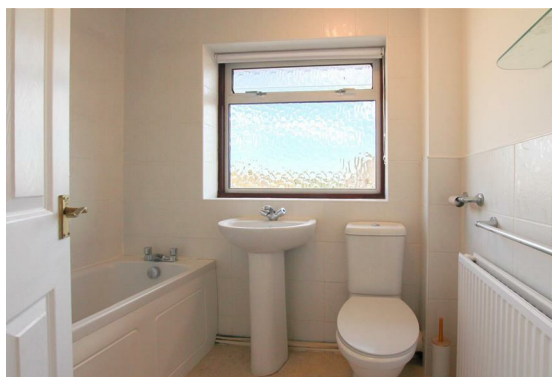
LOCATION

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.

3 1 2

£1,350 PCM





GROUND FLOOR

Double glazed entrance door to:

ENTRANCE HALL

Full height double glazed window to front, radiator, staircase to first floor landing, door to:

SITTING ROOM

Double glazed window to front, feature fireplace, glazed double doors to:

DINING ROOM

Double glazed window to rear, radiator, door to:

KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, space for fridge/freezer and washing machine, cooker with double oven and hob, double glazed window to rear, double glazed window to side, built-in under-stairs storage cupboard, double glazed door to rear.

FIRST FLOOR

LANDING

Large double glazed window to side, doors to:

BEDROOM 1

Double glazed window to front, fitted sliding wardrobes. Airing cupboard, radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front, Storage cupboard, radiator.

BATHROOM

Comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator.

OUTSIDE

The rear garden is mainly laid to lawn with a small patio and garden shed. There are mature shrubs around the perimeter and a gate to the side of the property. There is also a garage located to the rear of the garden.

VIEWINGS

Strictly by appointment through the agent.

MATERIAL INFORMATION

Holding Deposit - £311.00

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,350 PCM
Council Tax Band - D
Local Authority - Uttlesford District Council

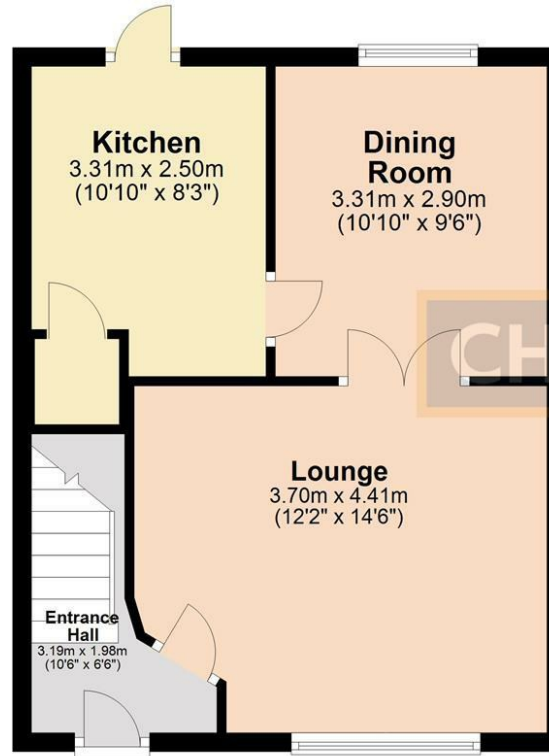
Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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.

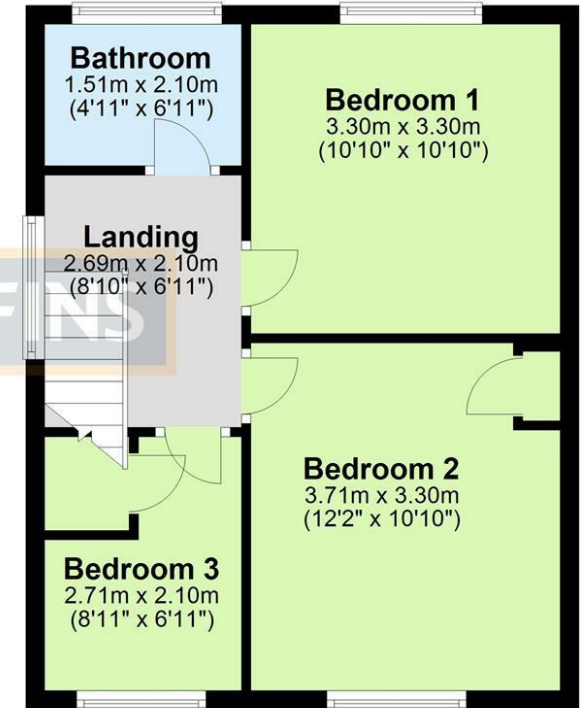
Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 78.2 sq. metres (842.2 sq. feet)

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

