



Camps Road, Saffron Walden, CB10 2JQ

**CHEFFINS**

## Camps Road

Ashdon, Saffron Walden,  
CB10 2JQ

- Minimum of a 12 month tenancy
- Three bedrooms
- All utilities/broadband except electric included
- Stunning rural setting
- Open plan living area
- Parking for two cars
- Patio Garden
- EPC E

Beautifully converted three bedroom detached single storey barn set on a small private development in a beautiful rural location with views over rolling countryside. The property benefits from a patio area to the rear, two parking spaces and use of the children's play area and meadow. Offered on an unfurnished basis and available early May.

3 1 1

**£1,700 PCM**





## LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is just 3 miles away. The village of Linton is also nearby with shops, pubs and schools. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away. Several Science Parks are also located within easy commute.

## ENTRANCE HALL

Front door leading into hallway, with doors leading to:

## CLOAKROOM

Comprising low flush W.C and wash hand basin

## KITCHEN/LIVING/DINING AREA

Kitchen area comprising a range of base and eye level units, double electric cooker and hob, plumbing and space for washing machine and dishwasher, Under counter fridge and freezer. Large living/dining area, dual aspect with patio doors to front, wood burning stove, TV point

## BEDROOM 1

A good sized double bedroom with window overlooking front aspect and built in wardrobes.

## BEDROOM 2

Another good sized double with built in wardrobe, door to rear patio and window overlooking the front aspect.

## BEDROOM 3

Ideal for a home office, with window overlooking the rear aspect.

## BATHROOM

Contemporary suite comprising panelled bath with bath/shower mixer tap, large separate shower cubicle, low flush W.C, wash hand basin, heated towel rail, underfloor heating.

## OUTSIDE

Private Courtyard to rear with views over open countryside. Communal grassed area to front, 2 parking spaces and use of children's play area and meadow.

## VIEWINGS

By appointment through the agent.

## LETTING AGENTS NOTES

Holding Deposit - £392  
Deposit - £1961

EPC - E

Council Tax - Included

Square Footage - 1002

Property Type - Converted single story barn

Property Construction - Brick with slate roof

Parking - Driveway for 2 cars

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

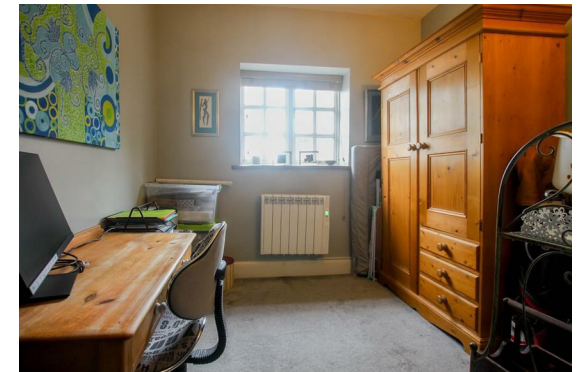
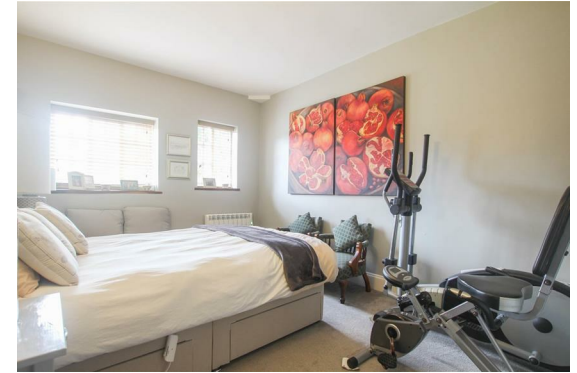
Sewerage - Septic Tank

Heating - Electric panel heaters

Broadband Connected - Yes

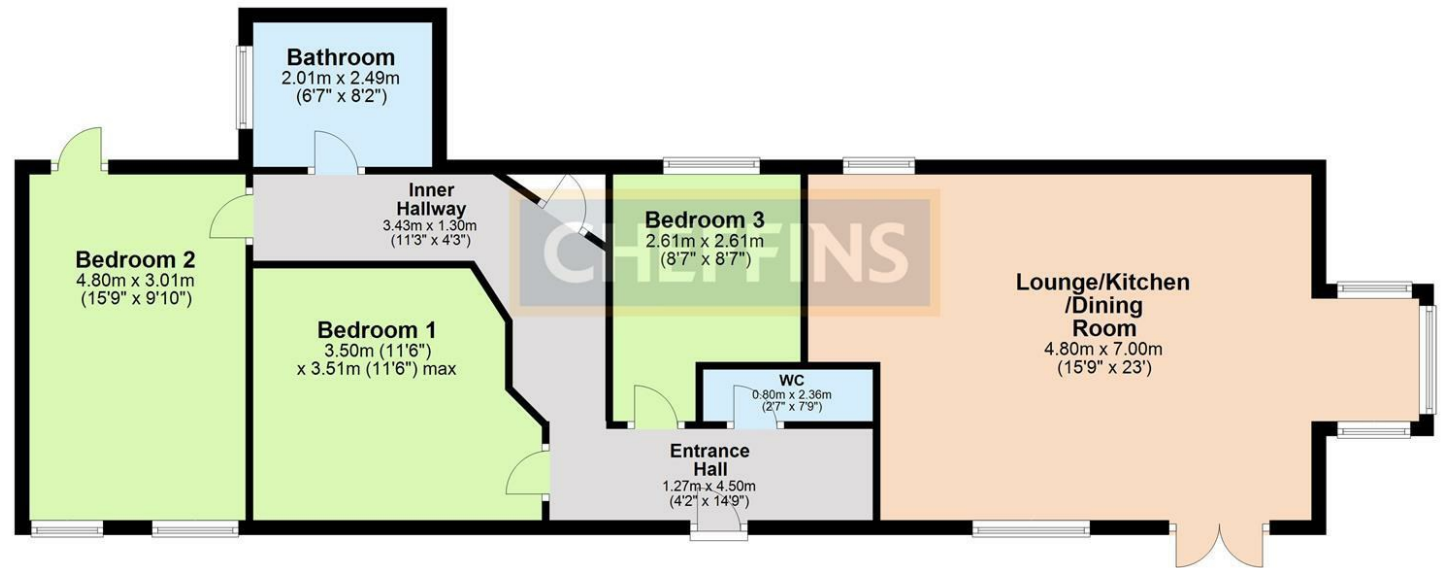
Broadband Type - Fibre to cabinet

Mobile Signal/Coverage - Good





**Ground Floor**  
Approx. 93.1 sq. metres (1002.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)

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

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

£1,700 PCM

Council Tax Band - E

Local Authority - Uttlesford

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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.