



Clay Pit Piece, Saffron Walden, CB11 4DR

CHEFFINS

Clay Pit Piece

Saffron Walden,
CB11 4DR

- Minimum of a 12 month tenancy
- Good sized, south facing garden
- Spacious reception room
- Three bedrooms
- Garage & off-street parking
- Popular residential location

An extended, semi-detached house set in a tucked-away location within a no-through road. The property enjoys a large reception room, a generous south facing plot and adjoining garage and parking.

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

Decorative glazed entrance door and window to the front aspect, staircase rising to the first floor and obscure glazed door to:

SITTING/DINING ROOM

A spacious, open plan reception room providing a versatile living space. A pair of windows providing a good degree of natural light and views to the garden and terrace and obscure double glazed door providing access to the terrace and garden.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, oven, fridge freezer and space and plumbing for a washing machine. Wall-mounted Vaillant gas boiler and double glazed window to the front aspect.

FIRST FLOOR

LANDING

Double glazed window to the front aspect and doors to adjoining rooms.

BEDROOM 1

A pair of windows to the rear aspect.

BEDROOM 2

A pair of double glazed windows to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect and built-in airing cupboard.

BATHROOM

Comprising panelled bath with independent shower over, wash basin, WC and obscure double glazed window.

OUTSIDE

The property is set in a tucked-away location, enjoying a generous plot. To the front of the property is a driveway providing off-street parking and large lawned garden with flower and shrub borders. To the side of the property is a paved storage area with a large timber shed with power and light connected. To the rear of the property is a lawned garden with adjoining paved terrace and gated access to the path. Adjoining the rear of the garden is a garage access via an obscure double glazed personal door, with an up and over door for

vehicular access and off-street parking in front.

VIEWINGS

By appointment through the Agents.

LETTING AGENT NOTES

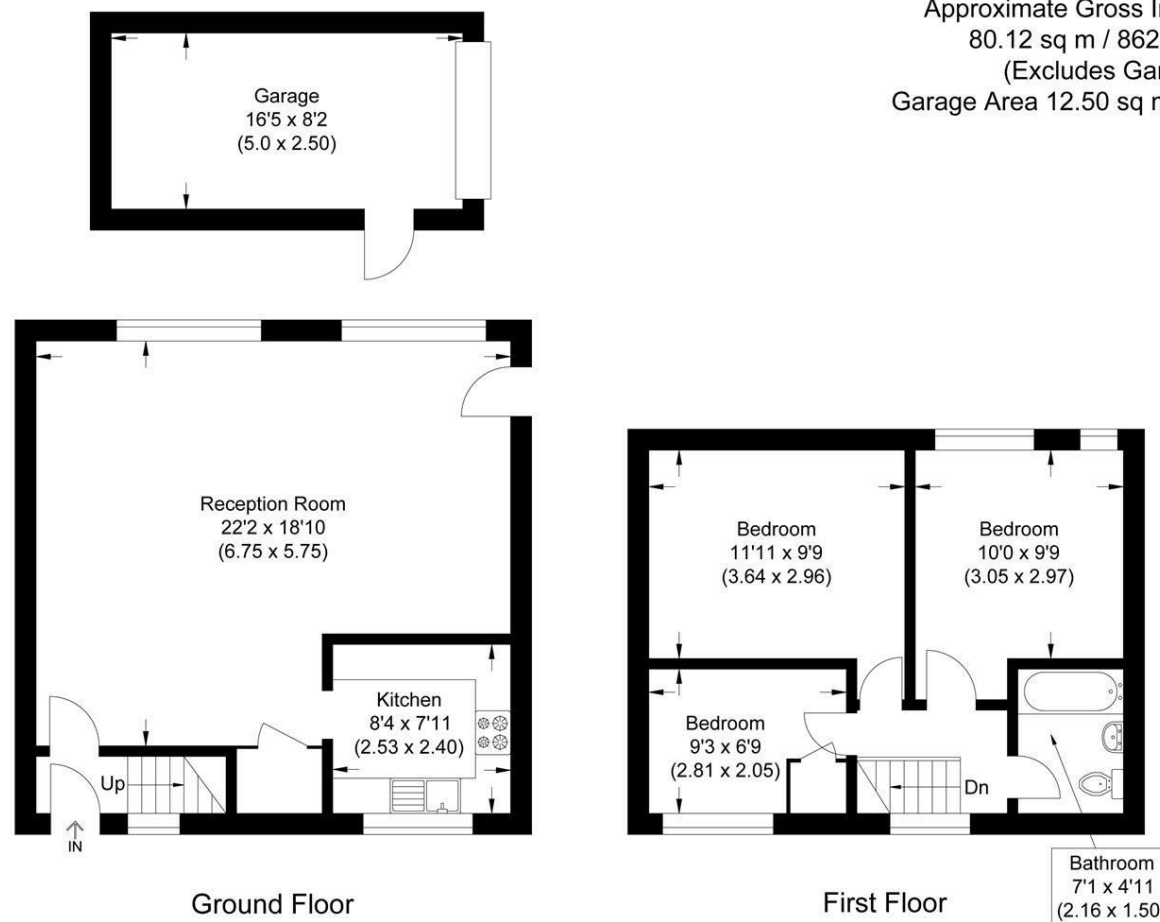
Holding Deposit : £323.00

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 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£1,400 PCM
Council Tax Band - C
Local Authority - Uttlesford



Approximate Gross Internal Area
80.12 sq m / 862.40 sq ft
(Excludes Garage)
Garage Area 12.50 sq m / 134.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.