



South Street, Great Chesterford, CB10 1NW

**CHEFFINS**

## South Street

Great Chesterford,  
CB10 1NW

A spacious and charming two-bedroom ground floor apartment located in an enviable position within the village. The property benefits from bright and well proportioned living accommodation throughout. Offered chain free.

### LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

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**Guide Price £250,000**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door and doors to Living/Dining Room and Inner Hallway.

### INNER HALLWAY

Doors to adjoining rooms and built-in storage cupboard with shelving.

### LIVING/DINING ROOM

A dual aspect room with a large sash window to the front together with a side window overlooking the courtyard. Feature fireplace with electric fire, quartz surround and hearth, cupboard housing the fuse board.

### KITCHEN

Fitted with a range of base and eye level units and worktop over, sink unit with stainless steel taps, spaces for washing machine/tumble dryer and fridge freezer, integrated Neff oven with four ring induction hob with cooker extractor above, splashback tiles, heated towel rail, window to the rear aspect.

### BEDROOM 1

A pair of sash windows to the front aspect.

### BEDROOM 2

Window to the rear aspect.

### SHOWER ROOM

Comprising ceramic wash basin with splashback tiles, low level WC, heated towel rail, walk-in shower enclosure and tiled walls, obscure window to the rear aspect.

### OUTSIDE

There is parking space to the rear of the property, accessed via Carmel Street.

### AGENT'S NOTES

- Tenure - Share of Freehold

- Length of Lease - 999 years from and including 2 June 2021 (995 years remaining)
- Annual Ground Rent - n/a
- Annual Service Charge - Maintenance charges are shared with the other Freeholder
- Council Tax Band - C
- Property Type - Ground floor apartment
- Property Construction - Brick with slate roof
- Listed - Grade II Listed
- Conservation Area - Yes
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 784 sqft
- Parking - x1 space to the rear

### UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good

### BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

### ACCESSIBILITY/ADAPTATIONS

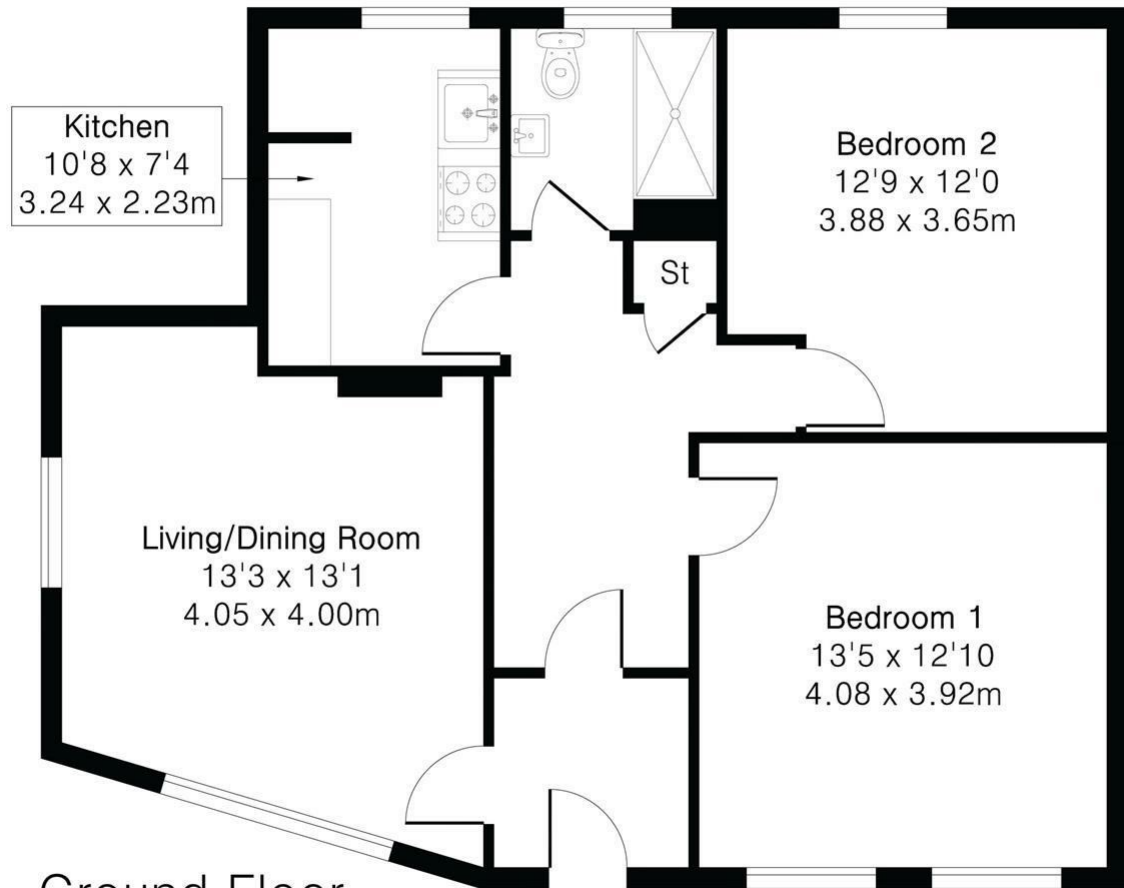
- The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

### VIEWINGS

By appointment through the Agents.



**Approximate Gross Internal Area 784 sq ft - 73 sq m**



**Ground Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(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>	<b>38</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £250,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

