



South Street, Great Chesterford, CB10 1NW

CHEFFINS

South Street

Great Chesterford, CB10 1NW

A superbly appointed, three bedroom top floor apartment positioned in a central village position. The property provides bright and spacious living accommodation, together with private courtyard garden and garage. 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.

3 1 1

Guide Price £325,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and storage cupboard with shelving and space for fridge freezer.

FIRST FLOOR

LANDING

Window to the side aspect and doors to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, built-in oven with four ring induction hob and extractor hood over and tiled splashback, space for fridge freezer and washing machine, hatch to the living/dining room and window to the side aspect.

LIVING/DINING ROOM

Large secondary glazed sash window to the front aspect.

BEDROOM 1

Sash window to the front aspect and exposed timbers.

BEDROOM 2

Sash window to the front aspect and exposed timbers.

BEDROOM 3/STUDY

Window to the rear aspect and fitted wardrobes.

BATHROOM

Comprising panelled bath with shower over, low level WC, ceramic wash basin, part tiled walls and obscure glazed window to the side aspect.

OUTSIDE

Accessed via a pair of timber gates which open to the private, block paved courtyard garden. A pathway provides pedestrian access to the garage at the rear of the property.

GARAGE

Vehicular access via Carmel Street. Power supply connected and personal door to the courtyard garden.

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 - First 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 - 984 sqft
- Parking - Garage
- UTILITIES/SERVICES
- Electric Supply - Mains
- Gas Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boiler with radiators
- 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.



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

Guide Price £325,000

Tenure - Leasehold - Share of Freehold

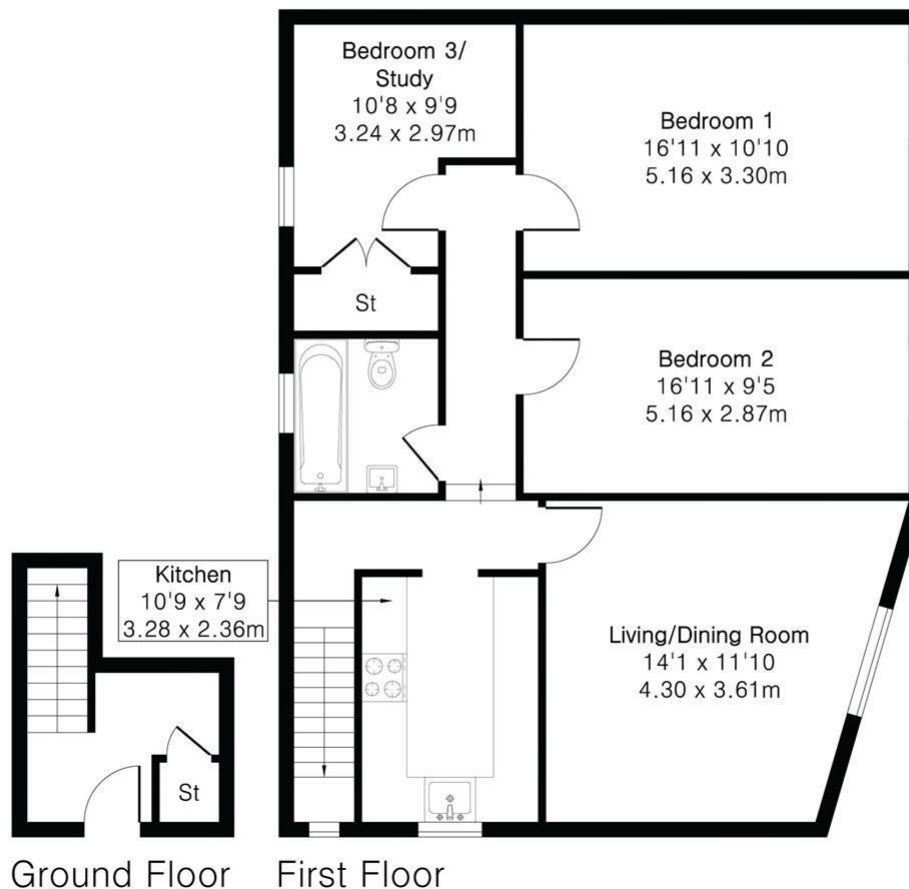
Council Tax Band - C

Local Authority - Uttlesford

Approximate Gross Internal Area 984 sq ft - 91 sq m

Ground Floor Area 68 sq ft - 6 sq m

First Floor Area 916 sq ft - 85 sq m



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>.

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

8 Hill Street, Saffron Walden, 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.

