



Mill Lane, Saffron Walden, CB10 2AS

**CHEFFINS**

## Mill Lane

Saffron Walden,  
CB10 2AS

A charming two bedroom cottage situated in a picturesque no-through lane. The property offers bright and well proportioned accommodation, together with a west facing rear garden.

### 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.

2 1 1

**Guide Price £265,000**





## GROUND FLOOR

### ENTRANCE DOOR

Opening to:

### SITTING ROOM

Window to the front aspect and glazed door to:

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, four ring electric hob, electric double oven and space for free standing fridge freezer. Staircase rising to the first floor, window to the rear aspect and glazed door to:

### REAR HALLWAY

Part-glazed door opening to the garden and door to:

### BATHROOM

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

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

## BEDROOM 1

Window to the front aspect and fitted wardrobes.

## BEDROOM 2

Window to the rear aspect, door to the airing cupboard and access to the loft space.

## OUTSIDE

The garden is predominantly laid to lawn with beds bordering and a garden shed. There is gated side access.

## MATERIAL INFORMATION

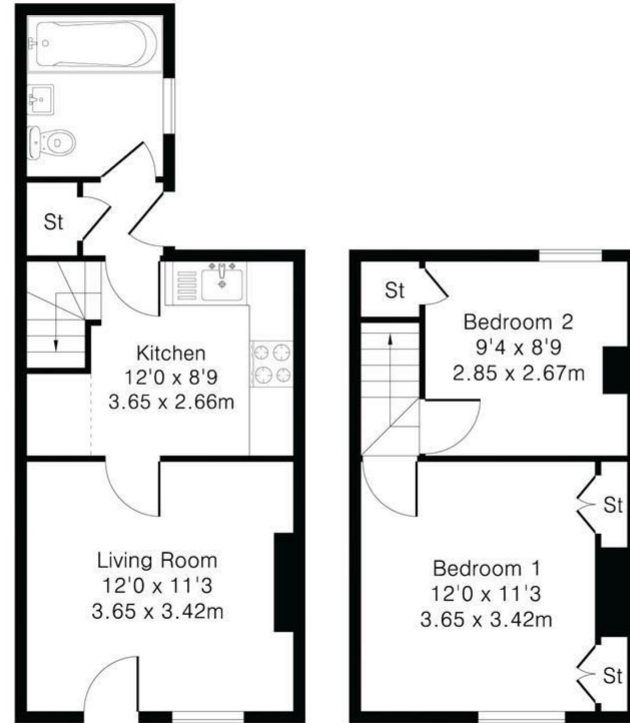
- Tenure - Freehold
- Council tax band - C
- Utilities/services - Mains water, drainage, gas and electricity

## VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 552 sq ft – 51 sq m  
 Ground Floor Area 310 sq ft – 29 sq m  
 First Floor Area 242 sq ft – 22 sq m



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £265,000

Tenure – Freehold

Council Tax Band – C

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.