



Hyll Close, Great Chesterford, CB10 1QF

CHEFFINS

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Great Chesterford,
CB10 1QF

A spacious, two-bedroomed first floor maisonette positioned in a popular residential location. The property benefits from bright and well proportioned living accommodation throughout together with parking provision and off set garden with adjoining countryside views. No onward chain.

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.

2 1 1

Guide Price £250,000





GROUND FLOOR

Access is via a side entrance door.

ENTRANCE HALL

Entrance door, stairs leading to the first floor with understairs storage space and additional space for fridge freezer.

FIRST FLOOR

LANDING

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

LIVING ROOM

Double glazed patio doors with Juliet balcony, feature fireplace with electric fire.

KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, additional built-in storage cupboards, space for cooker and fridge, stainless steel sink, double glazed window to the rear aspect.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the front aspect.

BATHROOM

Comprising ceramic wash basin with stainless steel taps, bath with shower above, low level WC, tiled walls and flooring, obscure double glazed window to the side aspect.

OUTSIDE

To the front of the property is off-street parking for one car and a paved walkway leads to the side entrance door. An offset garden enjoying countryside views can be found at the rear of the property. It is predominantly laid to lawn with a range of mature shrubs, hedges bordering and timber storage shed.

LEASEHOLD - SHARE OF FREEHOLD

Lease Length: 999 Years From 25 December 1976 (951 years remaining)

Ground Rent: N/A

Service Charge: £240 p.a.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £250,000

Tenure – Leasehold – Share of Freehold

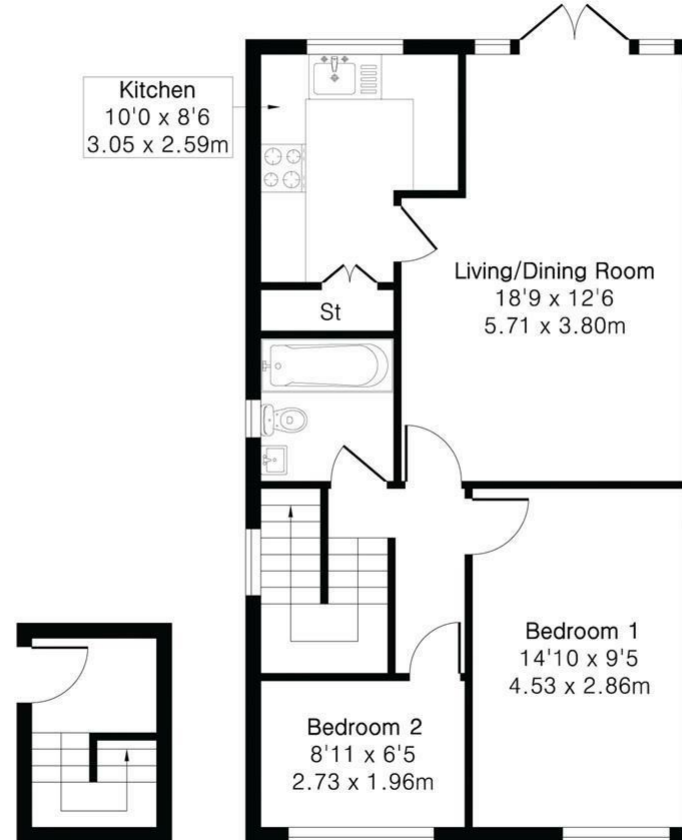
Council Tax Band – B

Local Authority – Uttlesford

Approximate Gross Internal Area 678 sq ft - 63 sq m

Ground Floor Area 45 sq ft – 4 sq m

First Floor Area 633 sq ft – 59 sq m



Ground Floor First Floor

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.

