Debden Road, Saffron Walden, CB11 4AB

CHEFFINS

Debden Road

Saffron Walden,
CB11 4AB

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£815 PCM

FULLY BOOKED FOR VIEWINGS Please contact the office to be added to the cancelation list. A well presented double bedroom cottage positioned just a short walk from the local amenities of the historic market town of Saffron Walden. EPC Rating E & Council Tax Band B.

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

LIVING ROOM

With window to front aspect, open fireplace and stairs leading to first floor. Door to:

KITCHEN

With base and eye level units, stainless steel sink unit. cooker and hob, tiled splashbacks, space for washing machine, integrated under counter fridge freezer, windows to the rear aspect and door leading to the rear.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin, shower enclosure and window to the rear aspect.

FIRST FLOOR

BEDROOM

With window to the front aspect and feature fireplace.

VIEWINGS

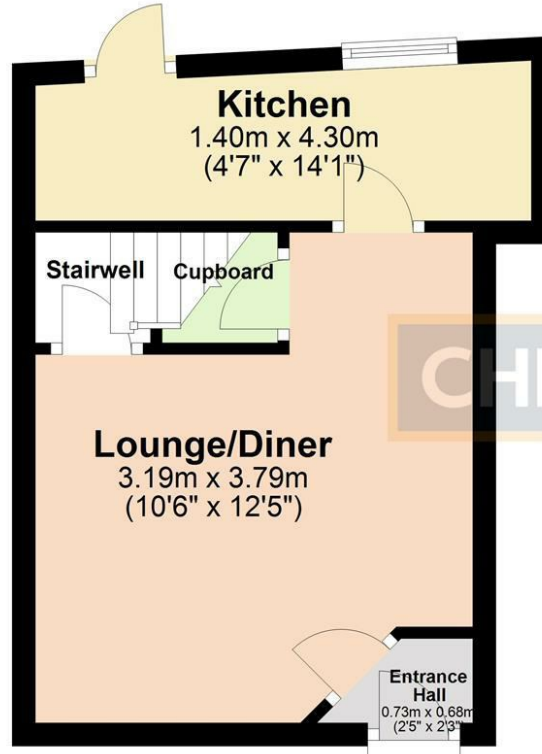Strictly by appointment through the Agent.

LETTING AGENTS NOTES

Holding Deposit – £188

For more information on this property please refer to the Material Information brochure on our Website.
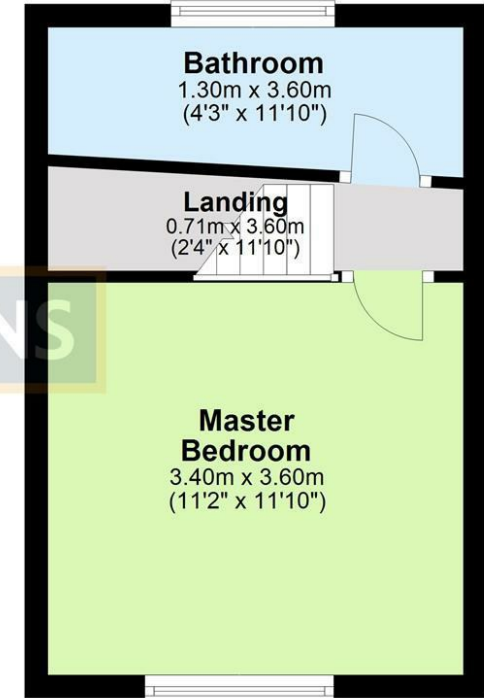
Ground Floor
Approx. 22.0 sq. metres (236.8 sq. feet)

First Floor
Approx. 20.2 sq. metres (217.5 sq. feet)

Kitchen
1.40m x 4.30m
(4'7" x 14'1")

Bathroom
1.30m x 3.60m
(4'3" x 11'10")

Stairwell **Cupboard**

Landing
0.71m x 3.60m
(2'4" x 11'10")

CHEFFINS

Lounge/Diner
3.19m x 3.79m
(10'6" x 12'5")

Master Bedroom
3.40m x 3.60m
(11'2" x 11'10")

Entrance Hall
0.73m x 0.68m
(2'5" x 2'3")

Total area: approx. 42.2 sq. metres (454.2 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

£815 PCM
Council Tax Band - B
Local Authority - Uttlesford

Hill Street Saffron Walden, Essex, CB10 1JD I 01799 523656 I cheffins.co.uk

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CHEFFINS