



Fairycroft Road, Saffron Walden, CB10 1LZ

CHEFFINS

Fairycroft Road

Saffron Walden,
CB10 1LZ

- Minimum of a 12 month tenancy
- Three bedrooms and Loft room
- Two reception rooms
- Garden
- Walking distance of Town centre
- Available Mid- June

A delightful three bedroom semi-detached home positioned in an enviable location in the heart of Town. Offering well proportioned living accommodation spread over two reception rooms, with fitted kitchen and enclosed garden to rear. Offered on an unfurnished basis and available late June, the property is benefitting from a redecoration throughout.

3 1 2

£1,800 PCM





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

Entrance Hall

With doors leading through to adjoining rooms.

Lounge

With views overlooking the front aspect and opening through to the dining area.

Dining Area

With small cupboard and opening through to the kitchen and study.

Study area

A useful additional space off of the dining area with window overlooking the rear aspect and door leading out to the entrance hall.

Kitchen

Fitted with a range of cupboards and including integrated oven, grill and hob with extractor over, dishwasher and fridge freezer.

First floor

Landing

With doors leading through to various rooms and stairs ascending to the second floor.

Bedroom One

With views over the rear aspect.

Bedroom Two

With views over the front aspect.

Bedroom three

With views over the front aspect

Bathroom

Three piece suite comprising panelled bath with shower over, W/C and sink with vanity unit below. Obscured window overlooking the rear aspect and cupboard housing shelving.

Second Floor

Landing

With storage to the eaves and door leading through to loft room.

Loft Room

A useable space as an additional bedroom or storage. with large cupboard and eaves storage.

Outside

Externally there is a nice sized enclosed garden to the rear with patio area and lawn as well as garden shed.

Material Information

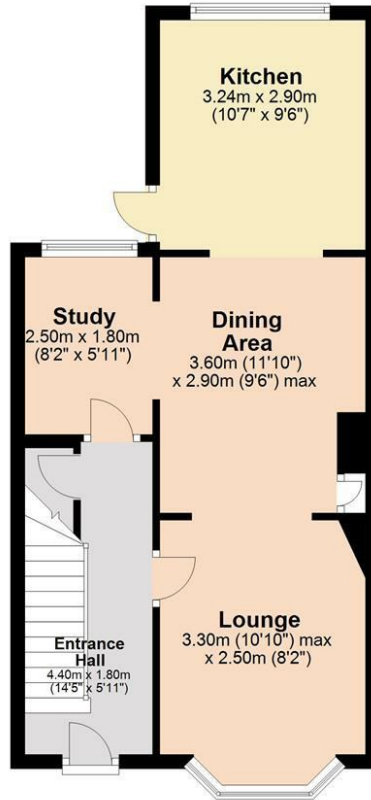
Holding Deposit - £415.00

For more information on this property please refer to the Material Information brochure on our Website.

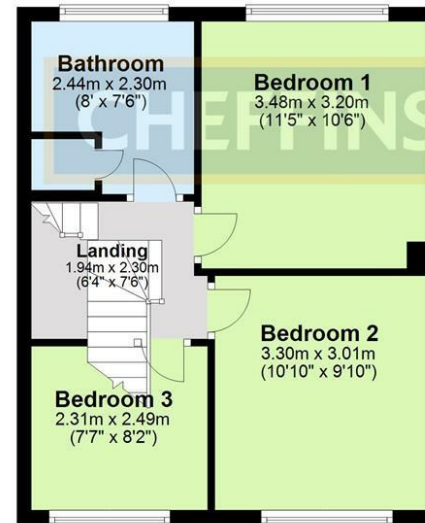




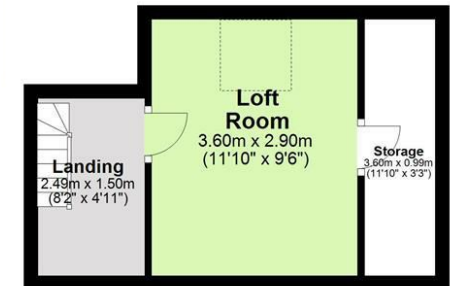
Ground Floor
Approx. 43.6 sq. metres (468.9 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.4 sq. feet)



Second Floor
Approx. 18.4 sq. metres (197.9 sq. feet)



Total area: approx. 100.4 sq. metres (1081.2 sq. feet)

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

Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	80
(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

£1,800 PCM
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.