



Newmarket Road, CB10 1NS

**CHEFFINS**

## Newmarket Road

Great Chesterford,  
CB10 1NS

**\*FULLY BOOKED FOR VIEWINGS\*** Please contact the office to be added to our cancelation list. Located in the popular village of Great Chesterford is this detached two bedroom bungalow offering open plan living space, two bedrooms and off road parking. EPC Rating: D.

### LOCATION

The highly regarded village of Great Chesterford provides a range of amenities including an excellent primary school, recreation ground with pavilion, local store/post office, hotel, public houses and railway station. It also has a thriving community centre, and is served by buses to Cambridge and Saffron Walden. The market town of Saffron Walden with its shopping, schooling and recreational facilities is about 4 miles south and the nearest M11 access point is within 1 mile at Stump Cross ( junction 9 south only).

2 1 1

**£1,350 PCM**





### ENTRANCE DOOR

Leading into:

### PORCH

With door leading into:

### OPEN PLAN KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit and drainer, integrated oven with hob and extractor fan over, tiled splashbacks, integrated fridge freezer, dishwasher and washing machine. Tiled flooring with large sash window to the front aspect.

### LIVING ROOM

There is a log burning stove which is in the middle of the kitchen/dining room and living room, wood flooring throughout, sash window to the front aspect and a large sash window to the side aspect, cupboard housing the electric fuse board and built in shelving.

### BEDROOM 1

A good sized double bedrooms with large sash window to the rear aspect.

### BEDROOM 2

A good sized double bedroom with large sash window to the rear aspect.

### BATHROOM

Four piece suite comprising large double shower with screen and stainless steel shower head over, fully tiled walls and flooring, deep panelled bath with stainless steel taps over, low level WC and pedestal wash hand basin, wall mounted cupboard with mirrored doors, extractor fan above, large wall mounted heated towel rail and two obscured windows to the rear aspect.

### VIEWINGS

By appointment through the Agent's.

### LETTING AGENT NOTES

Holding deposit : £311.00

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		87
(61-91) <b>B</b>		
(59-80) <b>C</b>	61	
(51-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,350 PCM

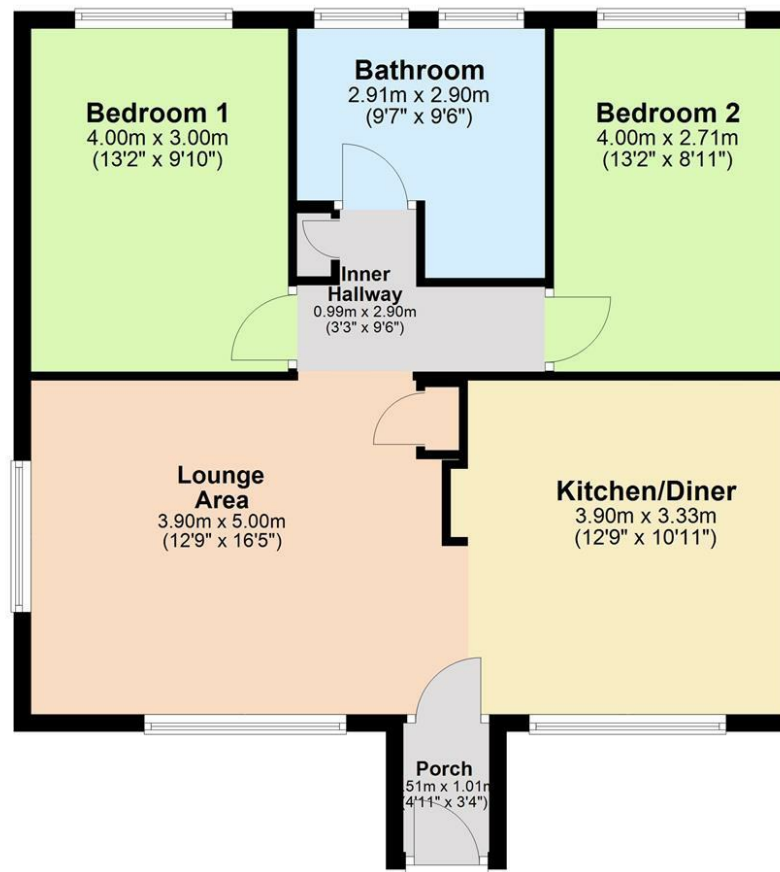
Council Tax Band – A

Local Authority – Uttlesford District

Council

## Ground Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 sq. feet)

### Agents note:

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

Hill Street Saffron Walden, Essex, 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.

