



Elder Street, Saffron Walden, CB10 2XA

CHEFFINS

Elder Street

Wimbish, Saffron Walden,
CB10 2XA



£1,650 PCM

- MINIMUM OF A 12 MONTH TENANCY
- THREE BEDROOMS
- DESIRABLE LOCATION
- LARGE GARAGE
- DRIVEWAY PARKING
- GARDENS
- AVAILABLE LATE MAY

FULLY BOOKED FOR VIEWINGS - Please contact the office to be added to the cancelation list. A charming three bedroom cottage comprising fitted kitchen, spacious lounge with wood burner, off street parking for several cars, large garage and wrap around gardens. Located on the outskirts of the desirable village of Wimbish on an unfurnished basis and available late May.





LOCATION

Wimbish is a well-located village, approximately 4 miles south-east of the fine old market town of Saffron Walden and within easy reach of mainline stations to Liverpool Street and Cambridge and the M11 access point connecting the M25, the A14 and A1. Stansted Airport is approximately 10 miles to the south. Wimbish has a well-regarded primary school and parish church. The village of Debden is just over a mile away with further amenities including primary school and church.

GROUND FLOOR

ENTRANCE HALL

Welcoming entrance hall with doors leading through to:

PANTRY

A terrific additional storage area with shelving.

KITCHEN

Fitted kitchen with a range of base and eye level units as well as integrated oven, hob and extractor. Views over front and side aspect and door leading through to the dining room.

DINING ROOM

A great space which lends itself to many uses, including a formal dining room, home office or snug. Exposed beams and stairs ascending to first floor.

LIVING ROOM

Continuing through to the spacious living room which comes with working log burner and built in storage. Views over the side aspect.

CLOAKROOM

A handy additional cloakroom with toilet and small hand basin.

Obscured window overlooking the side aspect.

BEDROOM 2

With large fitted wardrobes and views over the side aspect.

FIRST FLOOR

BEDROOM 1

A good sized double with built in wardrobe and views over the front aspect.

BEDROOM 3

A small double or large single/child's room. With exposed beams and dual aspect windows.

BATHROOM

A contemporary three piece suite with shower over bath and storage cupboard housing the water tank and shelving.

OUTSIDE

Externally the property boasts wrap around gardens, patio area, large double garage and driveway parking for several cars.

VIEWINGS

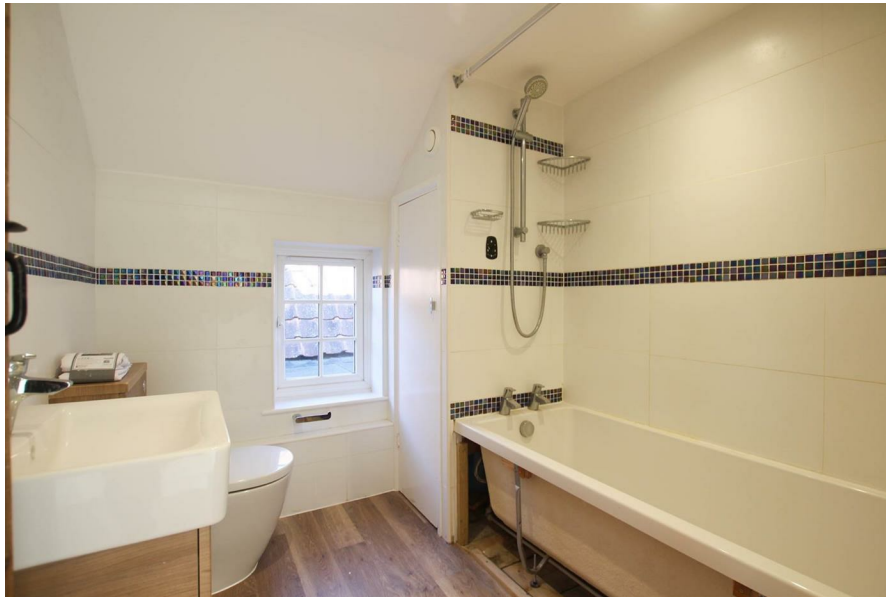
By appointment through the Agent's.

LETTING AGENT NOTES

Holding deposit : £380.00

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		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£1,650 PCM

Council Tax Band - E

Local Authority - Uttlesford District

Council

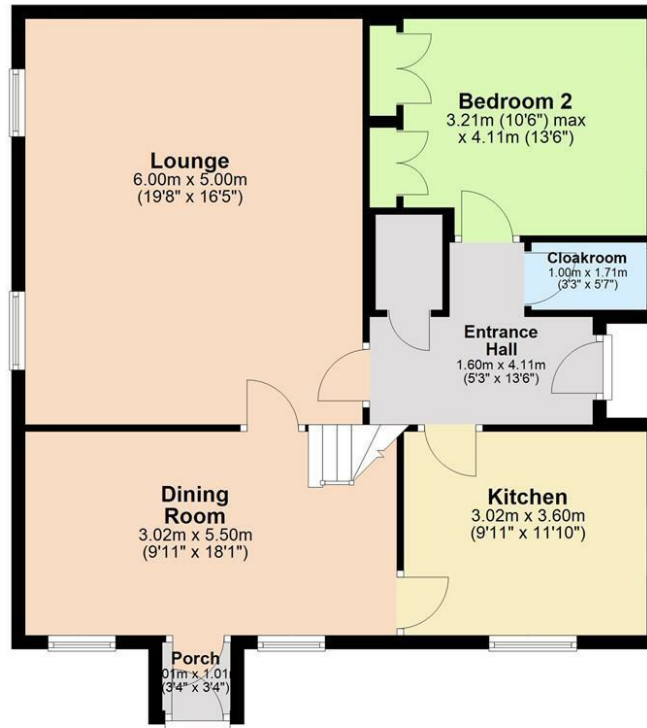
Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

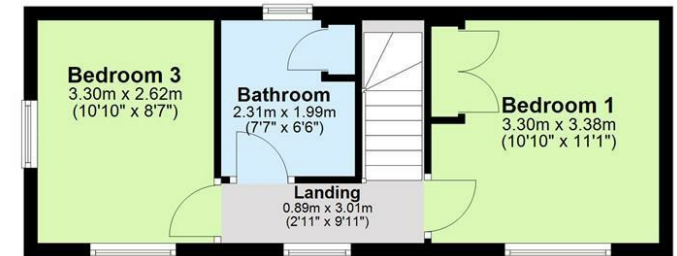
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor
Approx. 85.0 sq. metres (914.5 sq. feet)



First Floor
Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 115.3 sq. metres (1241.4 sq. feet)

