



Radwinter Road, CB10 2LZ

**CHEFFINS**



## Radwinter Road

Ashdon,  
CB10 2LZ

- Minimum of a 6 month tenancy
- Managed by Cheffins
- Two bedrooms
- Views over open countryside
- Period property
- Parking and gardens

A two bedroom semi detached cottage positioned in an idyllic setting in the popular village of Ashdon. Benefitting from period features throughout, parking and gardens. Available now on an unfurnished basis.



**£1,250 PCM**





## LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, local store, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 4 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.



## GROUND FLOOR

### ENTRANCE DOOR

Leading into:

### KITCHEN/BREAKFAST ROOM

Comprising a range of base level units with worktop over, stainless steel sink and drainer unit, tiled splashbacks, built in electric oven with hob over, dishwasher, tiled flooring and windows to the front and rear aspects, exposed beams and timbers and larder with a further cupboard with built in shelving.

### SITTING ROOM

Feature brick fireplace with log burning stove, exposed beams, and a large window to the front aspect.

### UTILITY AREA

Fitted with a worktop, space and plumbing for washing machine and fridge/freezer, window to the side aspect and door leading to the rear garden.

### BATHROOM

Three piece suite comprising panelled bath and electric shower over with glass shower screen tiled splashbacks, low level WC, pedestal wash hand basin, tiled flooring,

window to the side aspect, heated towel rail and additional heater with extractor fan over.

## FIRST FLOOR

### LANDING

With doors leading to adjoining rooms and window to the side aspect.

### BEDROOM 1

Windows to the front and rear aspect over open countryside, feature fireplace and cupboard housing a newly installed hot water cylinder.

### BEDROOM 2

Exposed beams and a window to the front aspect.

### OUTSIDE

There is a pretty and sizeable garden to the front of the property as well as brick outbuilding as well as parking for 2 cars.

### VIEWINGS

By appointment through the Agents.

### LETTING AGENT NOTES

Holding Deposit - £288.00

Deposit - £1442.00

EPC - Exempt

Council Tax - C

Square Footage - 782.2

Property Type - Semi detached property

Property Construction - Timber frame, Lath and plaster and tiled roof

Parking - Parking for 2 cars

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Septic Tank

Heating - Electric wall mounted radiators as well as wood burner.

Broadband Connected - Yes

Broadband Type - FTTP

Mobile Signal/Coverage - Fair



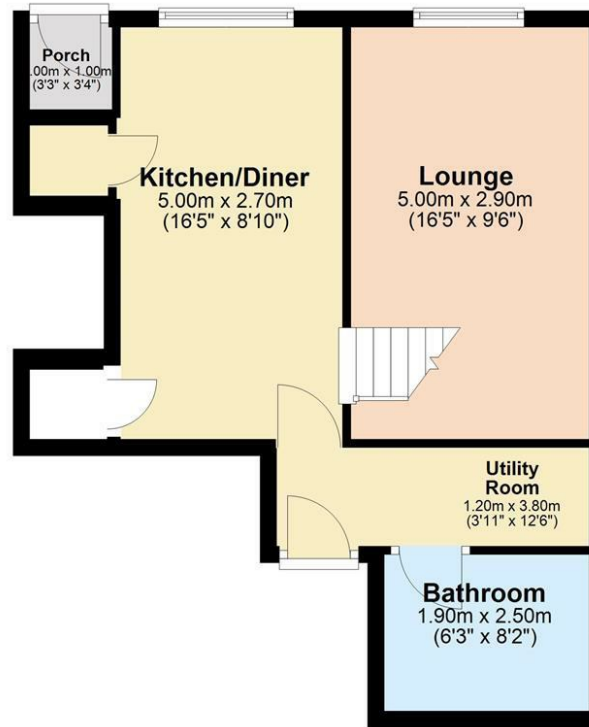






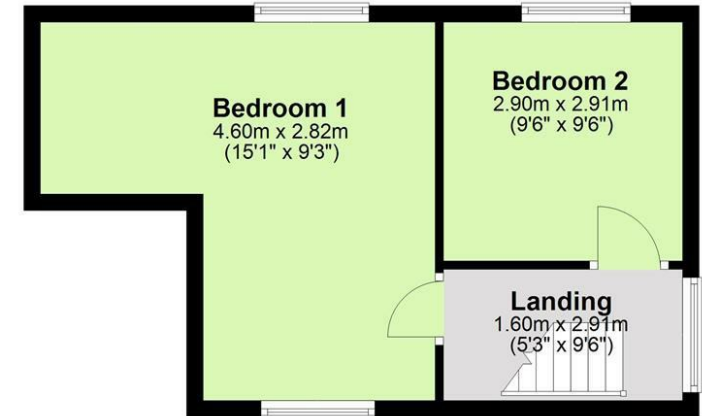
### Ground Floor

Approx. 41.8 sq. metres (449.4 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.2 sq. feet)

£1,250 PCM

Council Tax Band - C

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.

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