



Debdon Road, Saffron Walden, CB11 4AB

CHEFFINS

Debden Road

Saffron Walden,
CB11 4AB

A well presented double bedroom cottage positioned just a short walk from the local amenities of the historic market town of Saffron Walden. Offered on an unfurnished basis and available from Mid-December.

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.



£875 PCM





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.

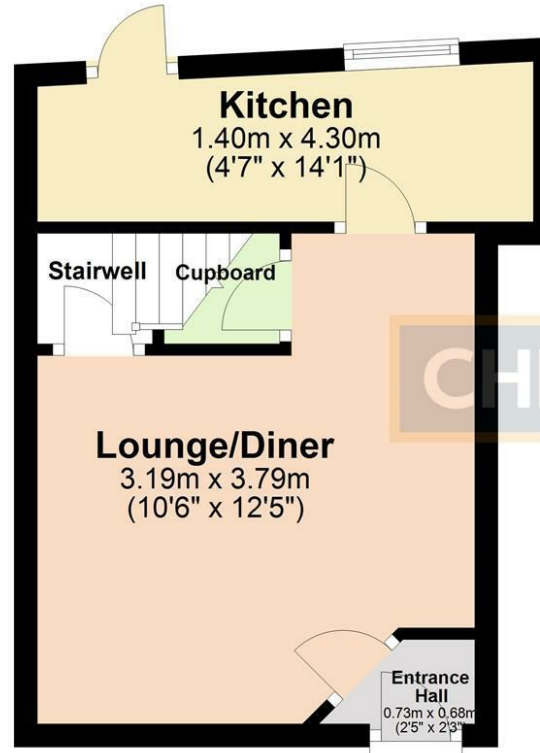
LETTING AGENTS NOTES

Holding Deposit - £201.00

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

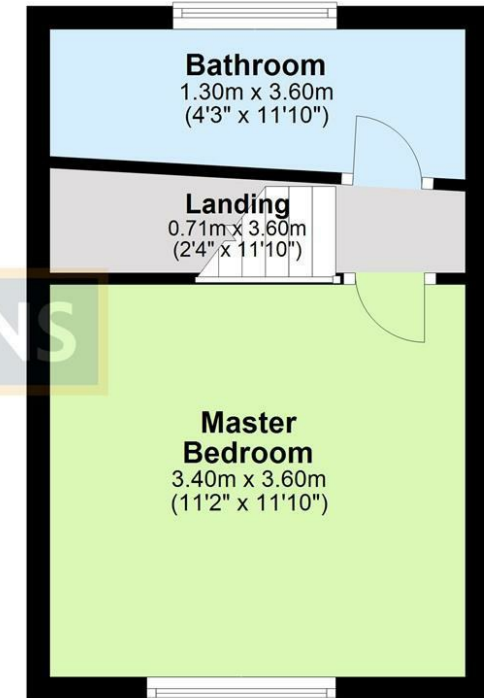
Ground Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



First Floor

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



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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		53	
England & Wales		EU Directive 2002/91/EC	

£875 PCM
Council Tax Band - B
Local Authority - Uttlesford

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.