



East Street, Saffron Walden, CB10 1LS

**CHEFFINS**



## East Street

Saffron Walden,  
CB10 1LS

A one/two bedroom character cottage located in an ideal position just a stone's throw from the centre of the historic town of Saffron Walden. Boasting accommodation split over three floors, fitted kitchen and garden to the rear, this well presented home would be ideal for a professional couple or single individual wanting a delightful property with local amenities on your doorstep. Offered unfurnished and available late-January.

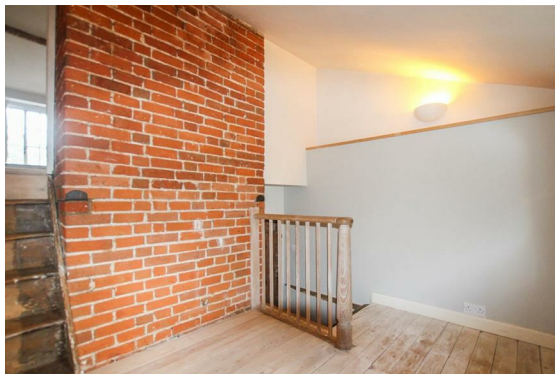
### LOCATION

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 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 miles) run from Audley End Station about 2 miles away.

 2  2  1

**£1,150 PCM**





## LOUNGE

The welcoming lounge boasts exposed wooden floorboards and beams, feature fireplace, window to front aspect, TV point and spotlights to ceiling. Stairs lead up to Bedroom 2/ Study and down to the Dining Room.

## DINING ROOM

Located down from the lounge, the same exposed wooden floorboards continue through. With exposed brick chimney breast and window overlooking the rear aspect.

## KITCHEN

Positioned to the lower ground floor, the fitted kitchen comes with cooker and undercounter fridge and freezer. There is also ample storage and work surface space. Door leading out to the garden.

## BATHROOM

Also located to the same floor as the kitchen, the bathroom offers a white three piece suite with shower over bath and exposed brickwork.

## BEDROOM 2 / STUDY

Ascending the stairs from the lounge you come to what could be used as a study or a small child's room, again with exposed wooden floorboards, brickwork and window overlooking rear aspect. Steps from this room lead up to the master bedroom.

## MASTER BEDROOM

A good sized double bedroom with exposed wooden floorboards. brick chimney breast and feature fireplace. Window with aspect over the front.

## OUTSIDE

Externally the property offers a split level patio garden to the rear.

## VIEWINGS

By appointment through the Agents.

## LETTING AGENTS NOTES

Holding Deposit : £265.00

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

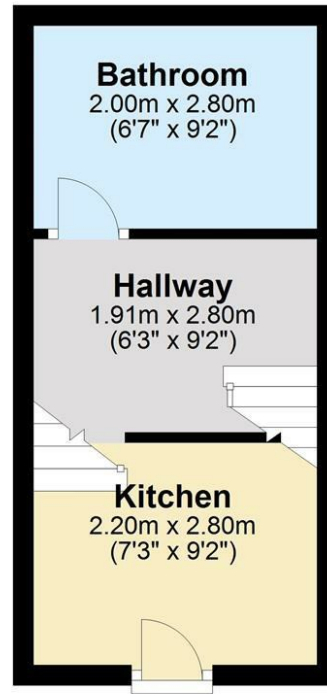


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	79
	EU Directive 2002/91/EC	

£1,150 PCM  
Council Tax Band - C  
Local Authority - UTTLESFORD

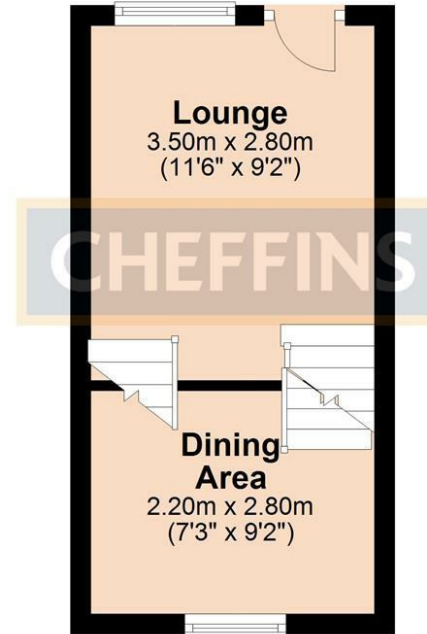
## Ground Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



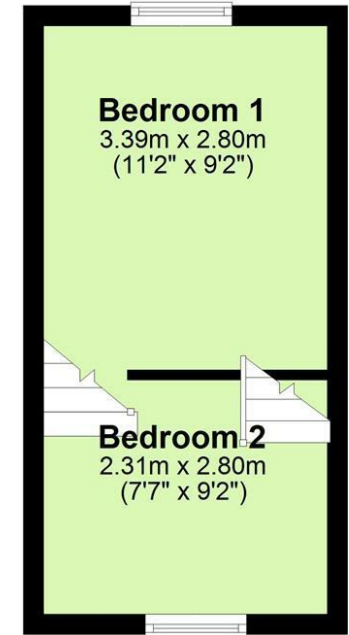
## First Floor

Approx. 16.2 sq. metres (174.9 sq. feet)



## Second Floor

Approx. 16.2 sq. metres (174.9 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 sq. feet)

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



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.

**CHEFFINS**