



South Road, Saffron Walden, CB11 3FA

**CHEFFINS**

## South Road

Saffron Walden,  
CB11 3FA

- Minimum of a 6 month tenancy
- Three double bedrooms
- Gated development
- Versatile accommodation
- Double garage
- Allocated parking for two cars
- Walking distance to Town Centre

An attractive three bedroom townhouse situated in a sought after gated development. The property offers bright and well proportioned accommodation, together with a double garage and off street parking. Available now on an unfurnished basis

3 3 1

**£2,100 PCM**





## 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.

## Ground Floor

### Entrance Hall

Stairs rising to first floor, doors to adjoining rooms, storage cupboard and access to garage.

### Cloakroom

Comprising pedestal wash hand basin, low level W/C, obscure glazed window to the front aspect.

## First Floor

### Landing

Doors to adjoining rooms, stairs rising to second floor.

### Kitchen/Dining Room

Fitted with a range of base and eye level units, quartz tops, stainless steel sink, induction hob, electric oven and microwave, integrated fridge/freezer, dishwasher and washing machine, windows to rear aspect.

### Sitting Room

French doors with Juliet balcony to front aspect.

### Bathroom

Comprising ceramic wash hand basin, low level w.c., panelled bath with over shower, heated towel rail,

illuminated demisting mirror and obscure glazed window to the side aspect.

## Second Floor

### Landing

Doors to adjoining rooms, stairs rising to the third floor.

### Bedroom One

Window to rear, fitted wardrobes, door to:

### En Suite

Comprising ceramic wash hand basin, low level W/C, shower unit, illuminated demisting mirror and obscure glazed window to the side aspect.

### Bedroom Two

Window to front aspect, fitted wardrobes.

## Third Floor

### Bedroom Three

Window to front aspect, door to:

### En Suite

Comprising ceramic wash hand basin, low level W/C, shower unit, heated towel rail, illuminated demisting mirror and obscure glazed window to side aspect.

## Study Area

Door leading to:

## Dressing Room

### Double Garage

Up and over door, window to the side aspect, water softener and integral access into the house.

## Outside

There are two allocated parking spaces, one in front of the garage doors and the second to the side of the property.

## Viewings

Strictly by appointment through the agent.

## Letting Agent Notes

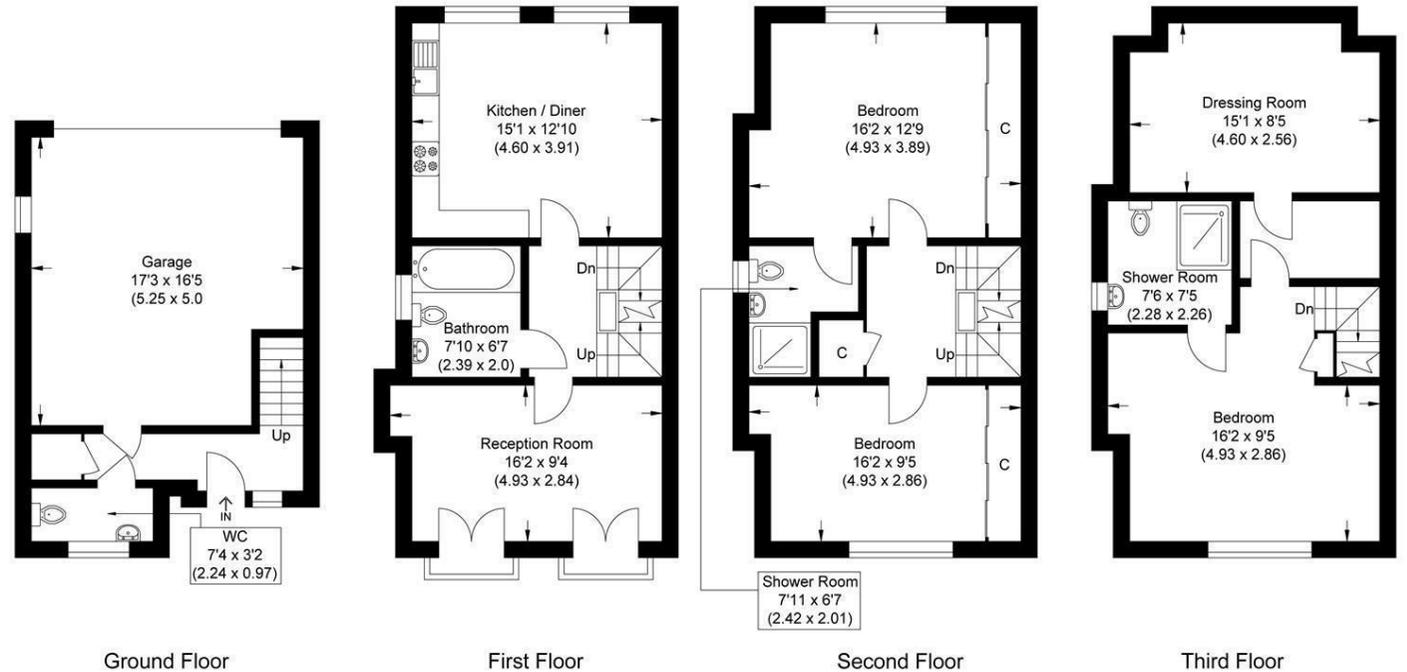
Holding Deposit : £484.00

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





Approximate Gross Internal Area  
 167.91 sq m / 1807.36 sq ft  
 (Includes Garage)  
 Garage Area 24.59 sq m / 264.68 sq ft



Ground Floor

First Floor

Second Floor

Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£2,100 PCM

Council Tax Band - E

Local Authority - Uttlesford

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.