



1 Castle Street, Saffron Walden, CB10 1BD

CHEFFINS

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Saffron Walden,
CB10 1BD

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A well presented and charming double bedroom period cottage, set in a central town location with garage and garden. The property is available now on an unfurnished basis.

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.



£1,050 PCM





LIVING AREA

A good sized living space with window overlooking the front aspect, oak flooring, stairs to first floor with storage cupboard under.

KITCHEN

Fitted with a range of units, electric cooker, integrated fridge/freezer, freestanding washing machine and dishwasher.

FIRST FLOOR

BEDROOM

With oak flooring, window overlooking the front aspect, TV point, radiator, built in hanging space.

EN SUITE BATHROOM

White suite comprising panelled bath with mixer taps and shower over, pedestal wash hand basin, low level WC, heated towel rail.

OUTSIDE

The property benefits from a single garage, accessed via a shared driveway. The garage has power and lighting, and a door at the rear leading to:

GARDEN

Laid to lawn with mature beds and borders and patio area.

VIEWINGS

Strictly by appointment through the agent

LETTING AGENT NOTES

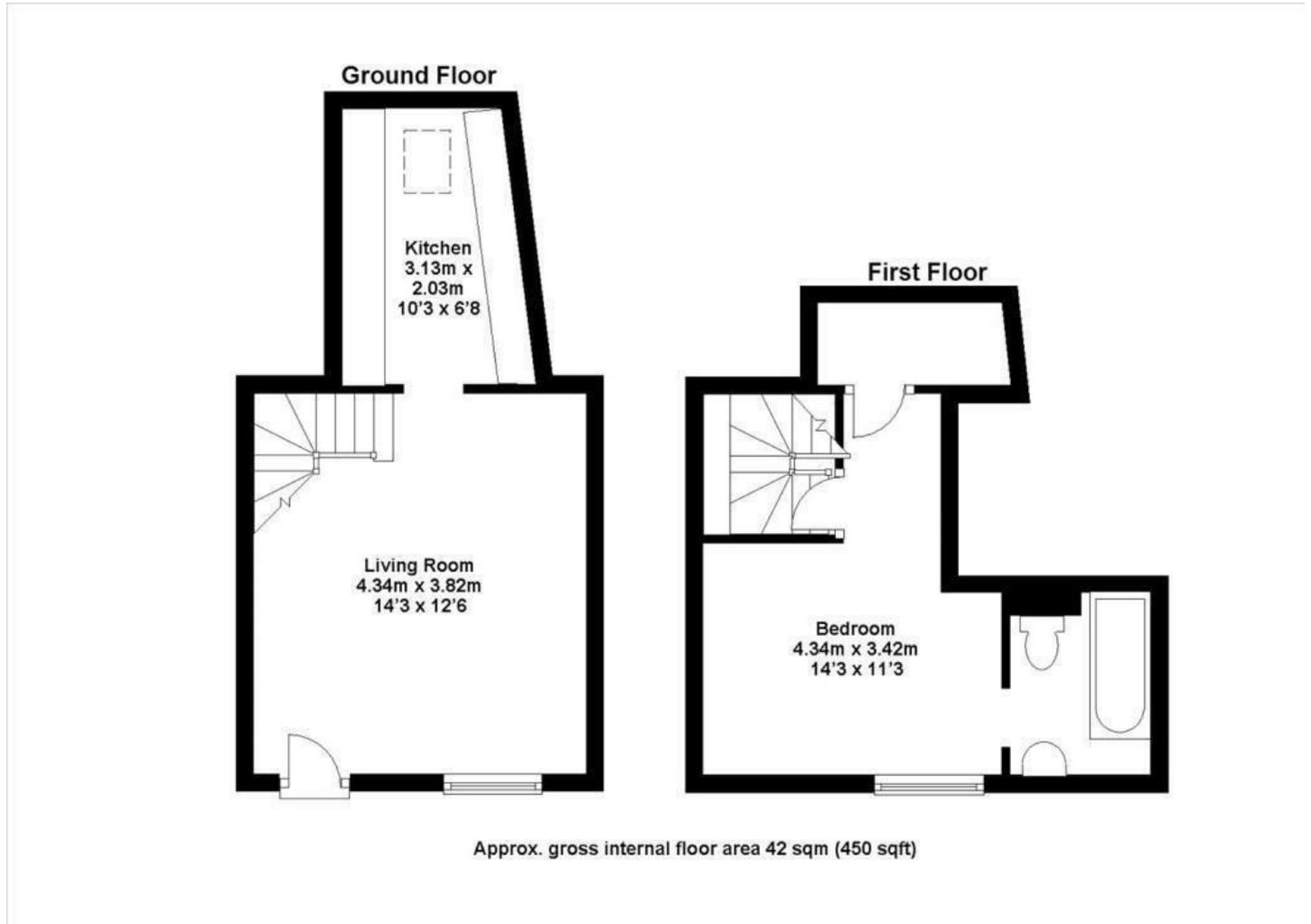
Holding deposit : £242.00

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			90
(81-91) B			
(69-80) C		70	
(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	

£1,050 PCM
 Council Tax Band - B
 Local Authority - Uttlesford



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.