



Fishmarket Street, Thaxted, CM6 2PG

CHEFFINS

Fishmarket Street

Thaxted,
CM6 2PG

We are now fully booked for viewings at this property, if you wish to be added to the cancellation list please contact the office A charming and beautifully appointed Grade II Listed double bedroom cottage positioned in one of Thaxted's most iconic streets. The property benefits from bright and well proportioned living accommodation throughout together with a private courtyard garden. Available now on an unfurnished basis.

LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.



£1,000 PCM





GROUND FLOOR

SITTING/DINING ROOM

Entrance door, newly fitted carpet, stairs rising to the first floor with understairs storage cupboard, two windows to the front aspect with internal secondary glazing, range of exposed timbers and exposed brick feature fireplace. Opening to:-

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, space for washing machine, integrated oven with four ring hob and cooker hood above, dishwasher, space for free-standing fridge freezer, large storage cupboard, exposed timbers, tiled flooring, skylight and door leading directly into garden.

FIRST FLOOR

LANDING

Built-in storage cupboards, exposed timbers and doors to adjoining rooms.

BEDROOM

Windows to the front aspect with internal secondary glazing, exposed timbers and brickwork.

SHOWER ROOM

Comprising low level WC, ceramic wash basin, walk-in shower enclosure, heated towel rail, exposed timbers and window to the front aspect with internal secondary glazing,

OUTSIDE

The rear of the property is of a flint elevation with a southerly facing courtyard garden consisting of a decking area with a mature tree and woven and timber fencing bordering.

VIEWINGS

Strictly by appointment through the Agents.

LETTING AGENT NOTES

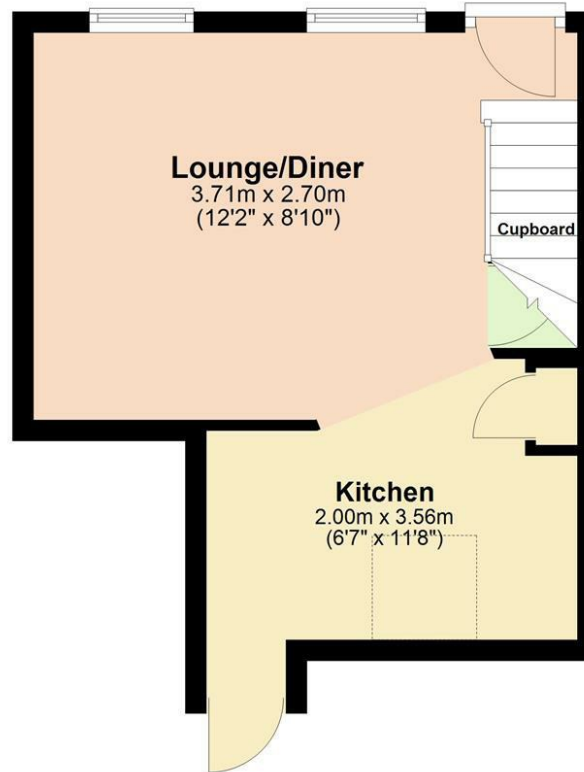
Holding deposit : £230.00

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



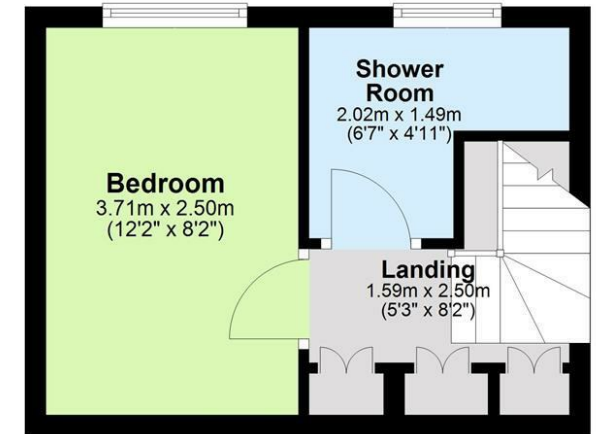
Ground Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



First Floor

Approx. 19.1 sq. metres (205.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,000 PCM

Council Tax Band - C

Local Authority - Uttlesford District

Council

Total area: approx. 46.3 sq. metres (498.2 sq. feet)

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.