



Fairycroft Road, Saffron Walden, CB10 1LZ

CHEFFINS

Fairycroft Road

Saffron Walden,
CB10 1LZ

An attractive and spacious semi detached three bedroom home located walking distance of the town centre. The property offers well presented accommodation throughout and has recently undergone a full redecoration throughout. Landscaped gardens to the rear and a separate double garage. Offered on an unfurnished basis and available late March

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.

3 2 2

£1,800 PCM





GROUND FLOOR

RECEPTION HALL

Exposed wooden floor boards, under stair storage unit.

CLOAKROOM

Accessed via reception hallway. Handbasin and low level W.C.

LIVING ROOM

Exposed wooden floor boards, feature fireplace and an attractive bay window. Opening to:

DINING AREA

Exposed wooden floor boards, built in shelving unit and french doors to garden. Opening to:

KITCHEN AREA

Built in brand new fridge freezer, electric oven and hob with extractor over. Washing machine and ample cupboard space and window overlooking the garden.

FIRST FLOOR

LANDING

Airing cupboard and additional storage cupboard. The fully boarded loft is accessible via a pull down ladder. Door to:

BEDROOM 1

Exposed wooden floor boards and window overlooking the garden.

BEDROOM 2

Exposed wooden floor boards and window to the front.

BEDROOM 3

Exposed wooden floor boards and window to the front.

BATHROOM

With bath as well as separate shower cubicle, low level W.C., wash hand basin with a range of built in storage.

OUTSIDE

Landscaped gardens with access to a detached large garage which has the benefit of power and light and a remote controlled power door.

VIEWINGS

By appointment through the Agents.

LETTING AGENT NOTES

Holding Deposit : £415.00

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

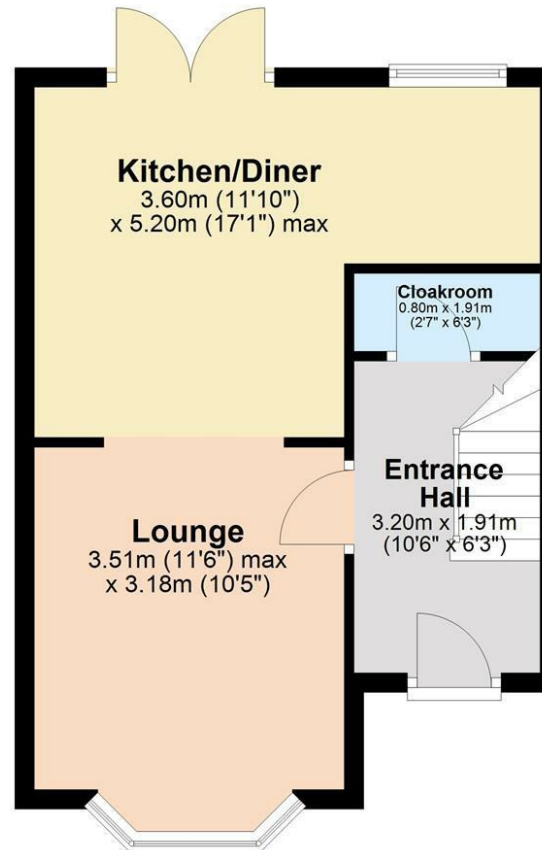


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£1,800 PCM
Council Tax Band - C
Local Authority - Uttlesford

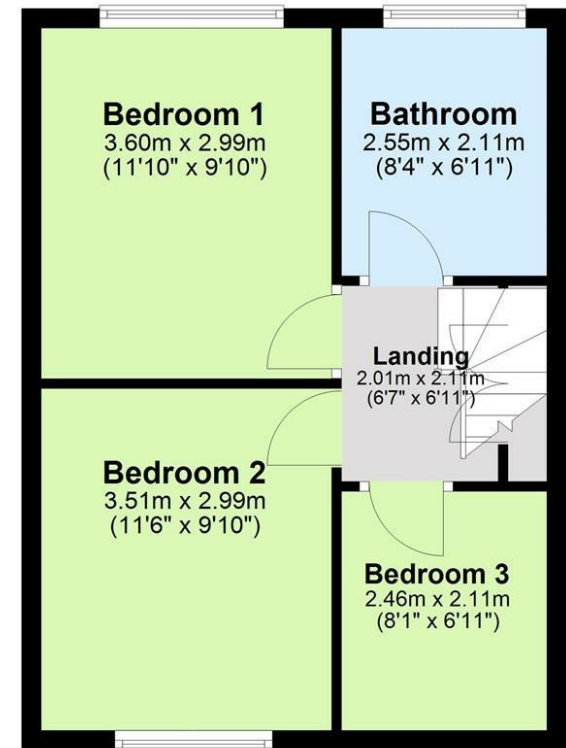
Ground Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 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.

