

West Road, Saffron Walden, CB11 3DE

CHEFFINS

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West Road

Saffron Walden,
CB11 3DE

2 1 1

£1,500 PCM



- MANAGED BY CHEFFINS
- TWO DOUBLE BEDROOMS
- TWO PARKING SPACES
- GARDEN
- STORAGE UNIT
- WALKING DISTANCE OF TOWN
- AVAILABLE MID NOVEMBER

*** FULLY BOOKED FOR VIEWINGS, PLEASE CONTACT THE OFFICE TO BE ADDED TO THE CANCELLATION LIST*** A beautifully presented two double bedroom home, positioned in an enviable location within close proximity of the Town Centre. With well proportioned accommodation, attractive garden and two undercroft parking spaces. This highly desirable property is available mid November on an unfurnished basis.









LOCATION

Saffron Walden is a picturesque Medieval market town, steeped in history with a wealth of period properties. There is an excellent range of both independent shops and national chains, along with a twice weekly market, cafes, pubs and restaurants. Good local schooling is available in the town for all age ranges, along with recreational facilities including a leisure centre and swimming pool. Access to London and Cambridge can be gained via the main line railway station at Audley End (just a few minutes' drive to the west) and there are M11 motorway access points at Stump Cross (to the north) and Bishop's Stortford (to the south). Stansted Airport is within 20 minutes' drive and Cambridge is only 15 miles away.

CHEFFINS

GROUND FLOOR

ENTRANCE HALL
With doors leading through to adjoining rooms and stairs ascending to the first floor.

KITCHEN DINER
Contemporary kitchen fitted with a range of cupboards with worktop over and integrated oven, hob and extractor. Space and plumbing for washing machine and dishwasher and window overlooking the front aspect. A very handy cupboard/pantry provides additional storage as well as space for a fridge freezer.

LOUNGE
With patio doors opening out to the Terrace, ideal for Al Fresco dining.

CLOAKROOM
With low level W/C and wash hand basin.

FIRST FLOOR

LANDING
With doors leading through to adjoining rooms.

BEDROOM ONE
With window overlooking the front aspect.

BEDROOM TWO
With window overlooking the rear aspect.

BATHROOM
A modern suite comprising low level W/C, wash hand basin with mirror over and bath with shower over. Obscured window overlooks the rear aspect.

OUTSIDE
Externally, from the Terrace off of the lounge, steps descend to the patio garden which provides rear access to the property as well as a handy storage room which has just undergone refurbishment. There are two designated undercroft parking spaces.

VIEWINGS
Strictly by appointment through the agent.

LETTING AGENT NOTES
Holding Deposit: £346.00

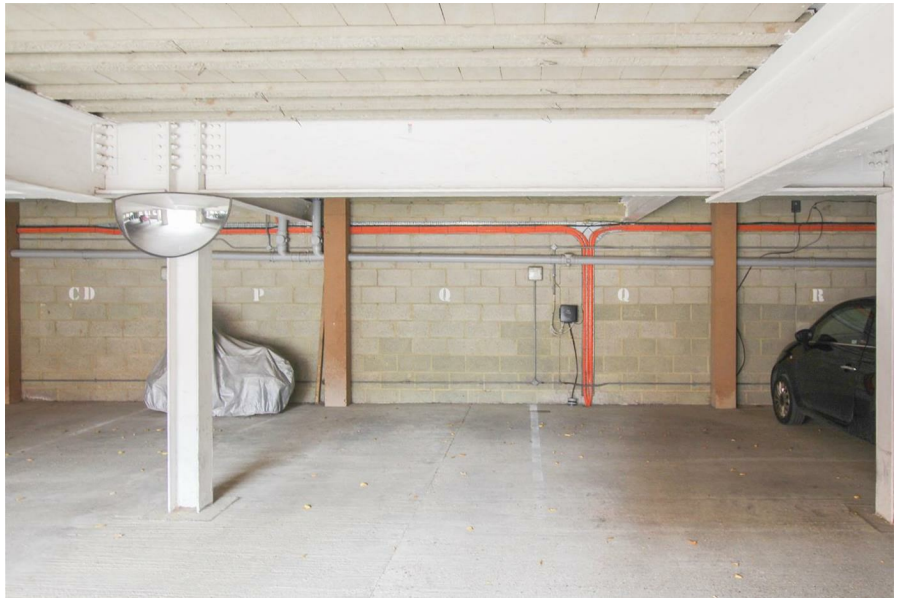
For more information on this property please refer to the Material Information brochure on our Website.



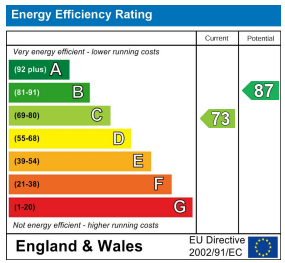







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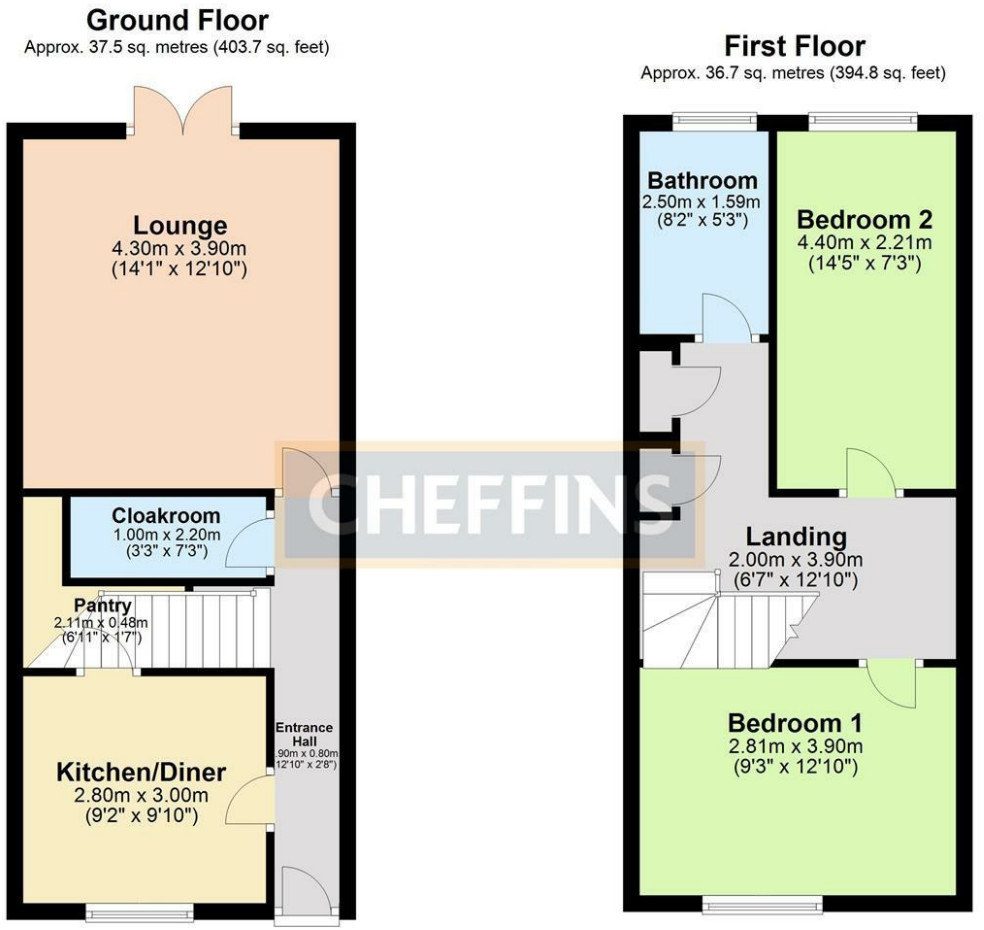




£1,500 PCM

Council Tax Band -

Local Authority - Uttlesford



Total area: approx. 74.2 sq. metres (798.5 sq. feet)

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

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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.