



Aspin Mews, Saffron Walden, CB10 2EL

**CHEFFINS**

## Aspin Mews

Saffron Walden,  
CB10 2EL

\*\*\* FULLY BOOKED FOR VIEWINGS, PLEASE CONTACT THE OFFICE TO BE ADDED TO THE CANCELLATION LIST \*\*\*A newly renovated two bedroom home in a cul de sac location within close proximity of all local amenities. Boasting two off street parking spaces as well as rear garden, this 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.

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**£1,200 PCM**





## GROUND FLOOR

### ENTRANCE HALL

With cupboard housing the gas metre and electric fuse board. Door leading into:

### LIVING ROOM

With wooden laminate flooring with double glazed window to the front aspect.

### KITCHEN

Fitted with a range of base and eye level units with worktop over, integrated oven with separate electric hob with extractor fan over, washing machine and dishwasher as well as fridge freezer. There is a wall mounted gas boiler and understairs storage cupboard. Double glazed window and door leading to the rear aspect.

## FIRST FLOOR

### LANDING

Doors leading to adjoining rooms.

### BEDROOM 1

Carpeted throughout, large built in wardrobe, airing cupboard housing the hot water cylinder and shelving. Double glazed window to the front aspect.

### BEDROOM 2

Laminate wood flooring with a double glazed window to the rear aspect.

### BATHROOM

Brand new three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and low level WC.

### OUTSIDE

To the rear of the property is a garden with patio and lawned area. There are two allocated off street parking spaces.

### VIEWINGS

By appointment through the Agent's.

### LETTING AGENT NOTES

Holding deposit : £276.00

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) <b>A</b>                          |           | <b>87</b> |  |
| (81-91) <b>B</b>                            |           |           |  |
| (69-80) <b>C</b>                            |           |           |  |
| (55-68) <b>D</b>                            |           |           |  |
| (39-54) <b>E</b>                            |           |           |  |
| (21-38) <b>F</b>                            | <b>64</b> |           |  |
| (1-20) <b>G</b>                             |           |           |  |
| Not energy efficient - higher running costs |           |           |  |
| England & Wales                             |           |           |  |
| EU Directive 2002/91/EC                     |           |           |  |

£1,200 PCM

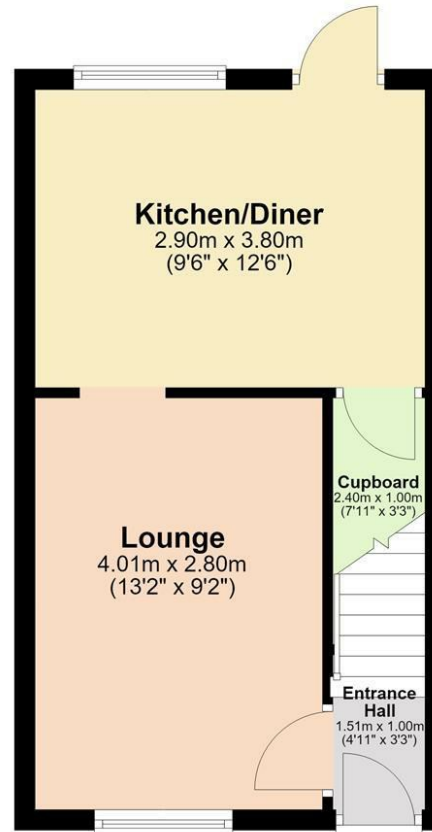
Council Tax Band - C

Local Authority - Uttlesford District

Council

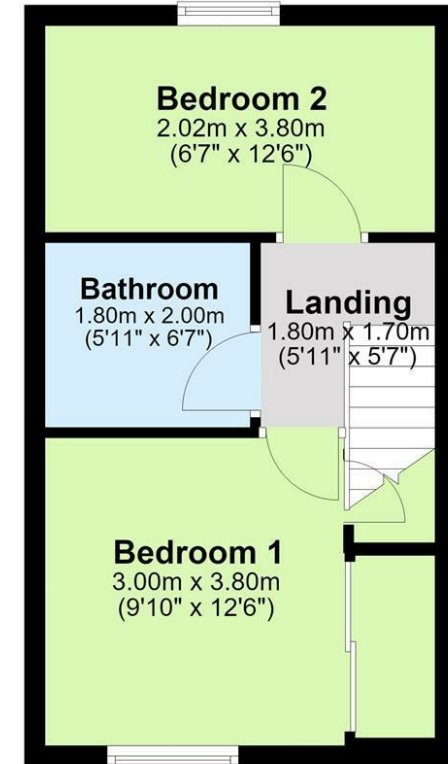
## Ground Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.3 sq. feet)



Total area: approx. 53.8 sq. metres (578.8 sq. feet)

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk



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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.