



Goddard Way, Saffron Walden, CB10 2ED

CHEFFINS

Goddard Way

Saffron Walden,
CB10 2ED

A well presented furnished double bedroom property, situated in this tucked away residential location. The accommodation boasts good sized living/dining area, contemporary kitchen and bathroom, double bedroom as well as enclosed rear garden and parking. Available now.

LOCATION

Saffron Walden offers the best of town and country living, with the choice of local amenities and stunning countryside right on your doorstep. At the heart of this truly charming medieval town is the Market Square, the setting of a fabulously cosmopolitan Saturday market, and surrounded by an abundance of high street names and boutique shops in character-filled streets. Be entertained at Saffron Screen or the award-winning Saffron Hall, or enjoy a visit to English Heritage's Audley End House and Gardens. Saffron Walden also makes for a great commute thanks to its superb access to major transport links. Audley End railway station is just an hour away from London Liverpool Street and 20 minutes from Stansted Airport. The M11 is also easily accessible and Cambridge is just 20 minutes away by either train or car.



£1,250 PCM





Ground Floor

Entrance Hall

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

Kitchen

The kitchen is fitted with a range of base and eye level units with worktop space over, sink unit, integrated appliances including; oven and hob with extractor fan over, dishwasher, washing machine and fridge freezer. Window overlooking the side aspect.

Lounge/Diner

With large under stairs storage cupboard, window and door opening out to the rear garden.

First Floor

Landing

With doors leading through to adjoining rooms as well as large storage cupboard.

Bedroom

With window overlooking the side aspect as well as two good sized storage cupboards with shelving and one housing the gas boiler.

Bathroom

White three piece suite comprising panelled bath with shower over, wash basin and low level W/C. Obscured window overlooking the side aspect.

Outside

Externally the property boasts enclosed rear garden with lawn area and raised patio space, garden shed with power and including additional fridge freezer. Parking space for two cars in tandem.

Viewings

Strictly by appointment through the agent.

Letting Agent Notes

Holding Deposit - £288.00

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		
(92-100) A		88
(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		

£1,250 PCM

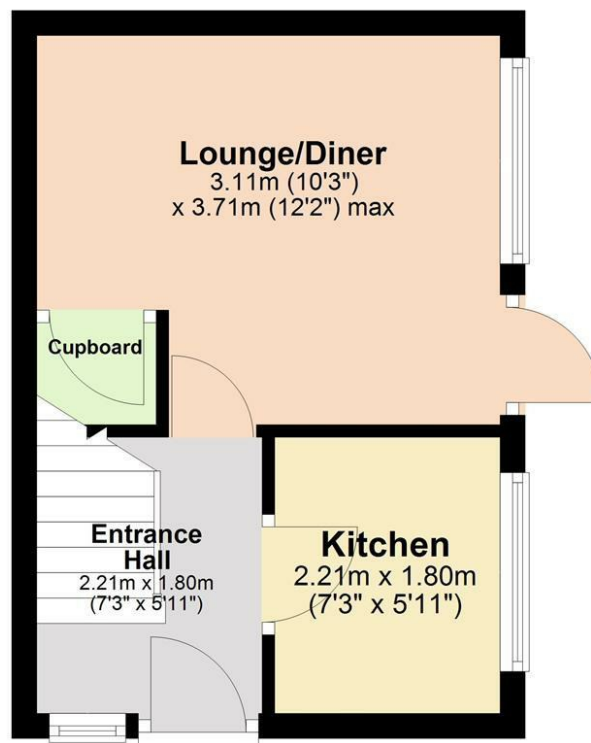
Council Tax Band - B

Local Authority - Uttlesford District

Council

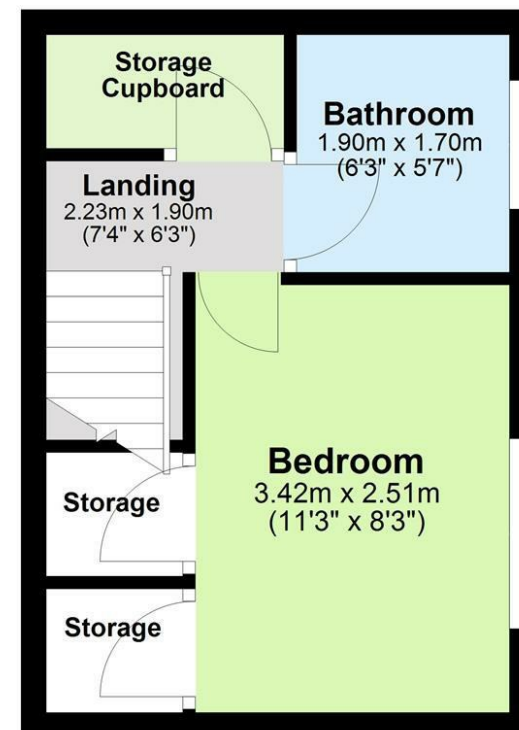
Ground Floor

Approx. 20.1 sq. metres (216.3 sq. feet)



First Floor

Approx. 20.1 sq. metres (216.3 sq. feet)



Total area: approx. 40.2 sq. metres (432.7 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.



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