



1 Castle Street, Saffron Walden, CB10 1BD

**CHEFFINS**

# 1 Castle Street

Saffron Walden,  
CB10 1BD

Let in just 6 days by Cheffins. When it comes to securing quality tenants fast, Cheffins delivers. Our expert local teams know the market inside out and work proactively to match the right tenants to your property. If you're thinking of letting, contact your local Cheffins office today and let us find the right tenants for your property.

## 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.



**£1,050 PCM**





## LIVING AREA

A good sized living space with window overlooking the front aspect, oak flooring, stairs to first floor with storage cupboard under.

## KITCHEN

Fitted with a range of units, electric cooker, integrated fridge/freezer, freestanding washing machine and dishwasher.

## FIRST FLOOR

## BEDROOM

With oak flooring, window overlooking the front aspect, TV point, radiator, built in hanging space.

## EN SUITE BATHROOM

White suite comprising panelled bath with mixer taps and shower over, pedestal wash hand basin, low level WC, heated towel rail.

## OUTSIDE

The property benefits from a single garage, accessed via a shared driveway. The garage has power and lighting, and a door at the rear leading to:

## GARDEN

Laid to lawn with mature beds and borders and patio area.

## VIEWINGS

Strictly by appointment through the agent

## LETTING AGENT NOTES

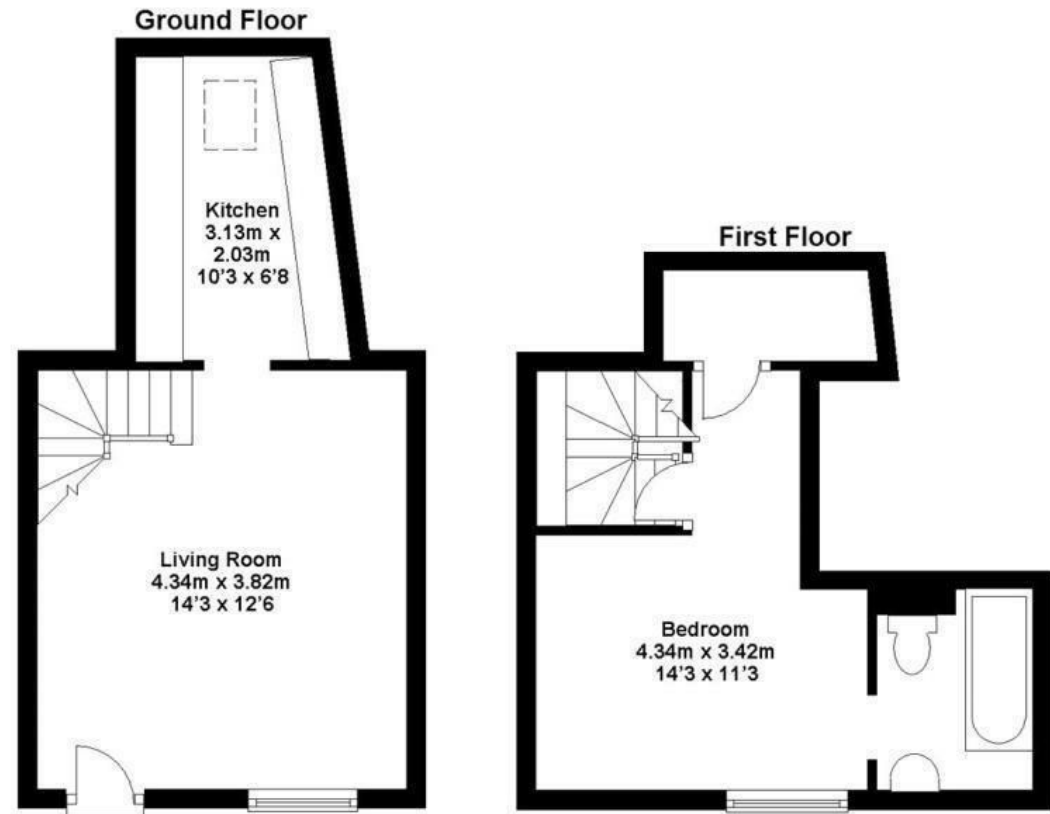
Holding deposit : £242.00

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>90</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>70</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

£1,050 PCM  
Council Tax Band – B  
Local Authority – Uttlesford



Approx. gross internal floor area 42 sqm (450 sqft)

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](http://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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