



London Road, Saffron Walden

Price: Freehold £290,000

- Two good sized bedrooms
- Walk to town centre
- Character cottage
- Great sized lounge
- No onward chain
- Utility Room/WC

EPC Rating: D



A good sized two bedroom cottage offering in a great 'town' location and no onward chain. An early viewing is highly recommended

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the new European renowned Saffron Hall for musical events etc., which is situated at the County High School. Audley End mainline station is two miles distance (with trains to Liverpool Street and Cambridge) and the M11 access point at Stump Cross 4 miles.

Entrance:

Wooden door to open plan entrance area with stairs to first floor.

Sitting Room:

14' 6" x 13' 7" (4.41m x 4.14m)

Fireplace with inset wood burner. Window to front and side aspect.

Kitchen/Breakfast Room:

17' 5" x 7' 8" (5.30m x 2.33m)

Single drainer sink unit with cupboards under. A further range of base and eye level units provide ample work and storage space. Built in oven hob and extractor. Plumbing for dishwasher. Window to rear. Door giving access to the Cellar. Wall mounted gas boiler.

Rear Lobby:

Door to rear garden and door to

WC/Utility Room:

7' 3" x 4' 9" (2.20m x 1.44m)

Low level WC and wash basin. Plumbing for washing machine. Window to rear.

First floor landing:

Access to loft space.

Bedroom 1:

14' 3" x 12' 5" (4.34m x 3.78m)

Feature fireplace with shelving to side alcove. Wall mounted air conditioning unit and window to front.

Bedroom 2:

11' 9" x 8' 3" (3.58m x 2.51m)

Double doors to rear and window to front. Built in storage.

Bathroom:

8' 9" x 5' 6" (2.66m x 1.67m)

Jacuzzi bath with mains fed shower over, wash basin set in vanity unit and low level WC. Fully tiled walls and floor, underfloor heating. Window to rear.

Outside:

The rear is laid mainly to patio and part enclosed with panel fencing. Brick built storage shed and wooden shed.

Local Authority:

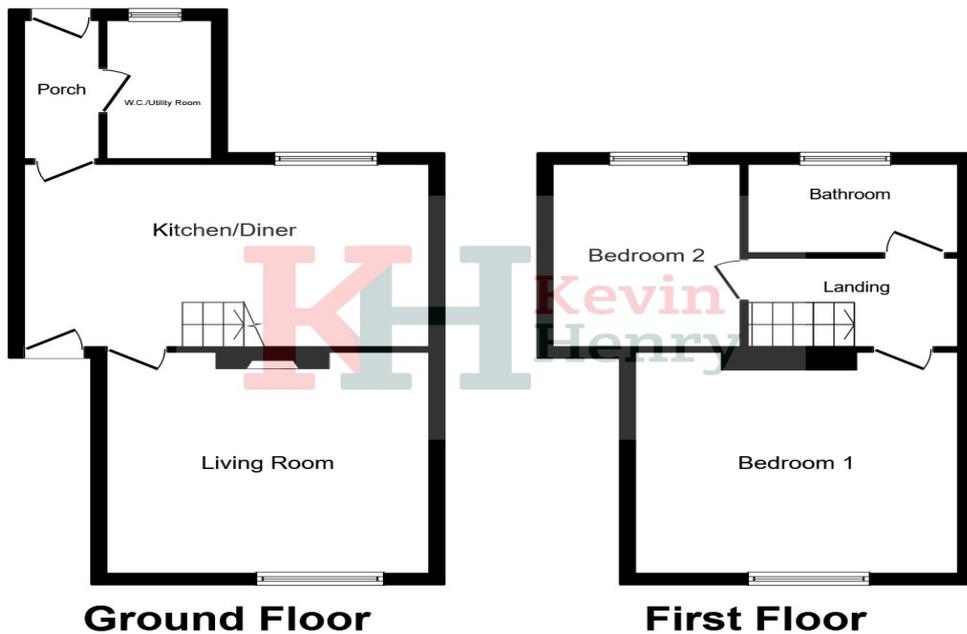
For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

Band D.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100924 - 0011



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Kevin Henry. Powered by www.focalagent.com

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