



**Gold Street, Saffron Walden**

**Price: Freehold £350,000 guide price**

- Fully refurbished
- Stunning character home
- Grade II listed
- Situated in the heart of the town
- Inglenook fireplace
- Three bedrooms
- Exposed timber beams

EPC Rating: Exempt



The property benefits from a modern kitchen, living/dining room with exposed timber beams and inglenook open fireplace, three bedrooms, and a bathroom. There is permit residents parking available to the front and a shared garden to the rear.

Entrance door:

Solid oak door opening into:

Living/dining room:

7.11m max. x 3.99m max. (23'4" max. x 13'1" max.)

With beautiful exposed timber beams, inglenook open fireplace, window to front aspect, built-in storage cupboard, and access to oak stairs rising to the first floor. Open into:

Kitchen:

4.95m x 2.01m (16'3" x 6'7")

A refitted space with base-level units incorporating a four-ring electric hob, oven, and extractor fan, butler sink with drainer, and space for washing machine. It houses the gas combination boiler, and has large window to the rear and door to shared garden.

Bedroom 1:

4.14m max. x 2.97m max. (13'7" max. x 9'9" max.)

A good size double room with secondary glazed window to the front aspect, exposed timber beams, and built-in wardrobes.

Bedroom 2:

3.05m x 2.49m (10'0" x 8'2")

With secondary glazed window to the front aspect.

Bedroom 3:

2.69m x 1.50m (8'10" x 4'11")

With secondary glazed window to the rear aspect.

Bathroom:

A fully tiled room comprising panelled bath with shower attachment above, low level WC, wash hand basin, and heated towel rail.

Outside:

There is the option of purchasing residents permit parking for Gold Street. To the rear there is a good size shared garden mainly laid to lawn with gated access to the front.

Local Authority:

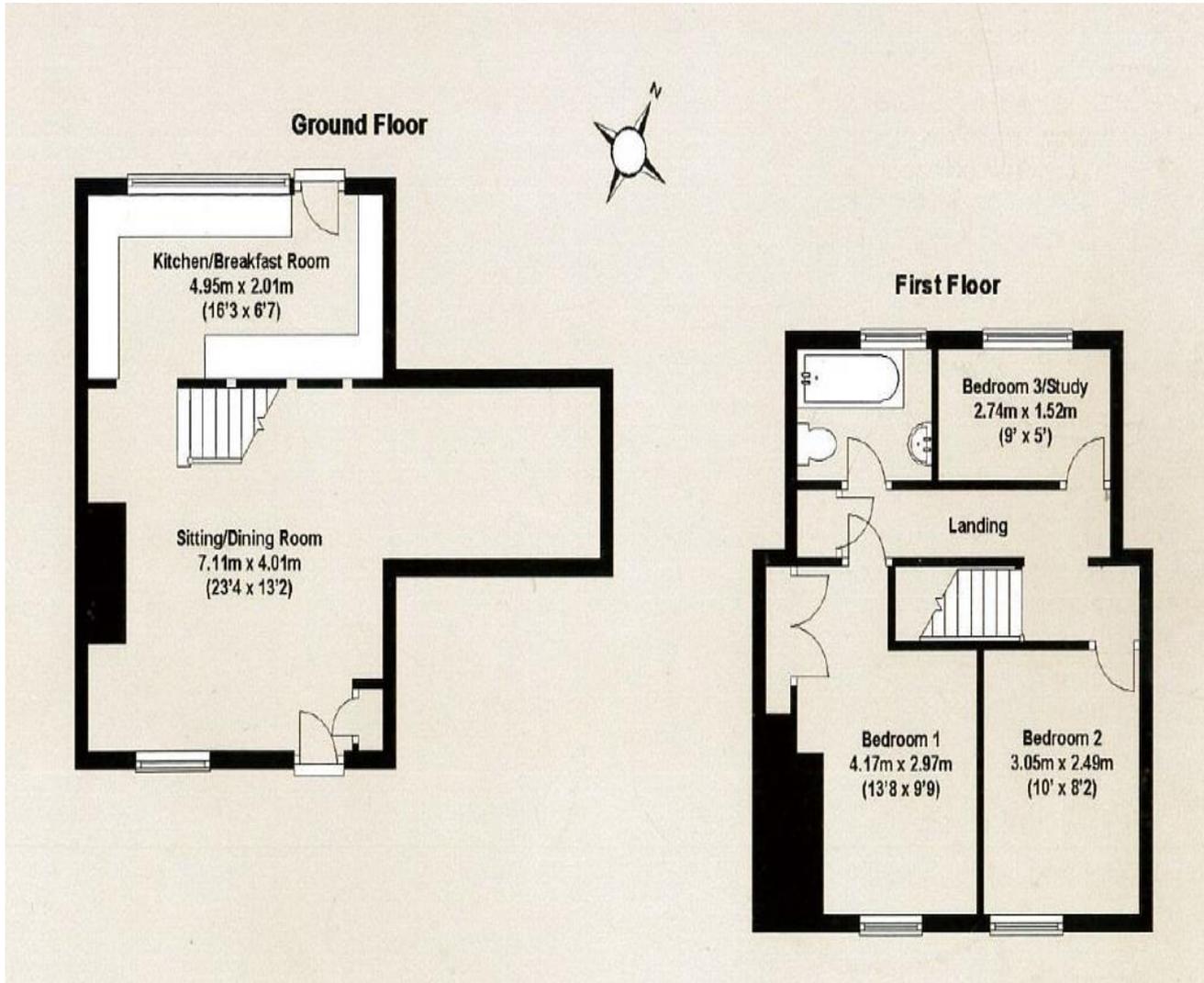
For further information on the local area and services, log onto [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Council Tax:

Band C.



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: SAF101132 - 0011



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