



9 Alpha Place, South Road
CB11 3DJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

9 Alpha Place

South Road | Saffron Walden | CB11 3DJ

Guide Price £375,000

- A charming two-bedroom, end of terrace property
- Grade II listed
- Accommodation over three floors
- A cellar accessed via the dining room
- Ideal location within walking distance of the town amenities
- EPC: N/A
- Council Tax Band: C

The Property

A Grade II listed, two double bedroom Victorian property located in the heart of Saffron Walden with accommodation over three floors, benefiting from a cellar and front garden.

The Setting

Ideally located just off South Road and within a convenient distance of Saffron Walden's town centre. A thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge, and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail, the property comprises of a porch leading into the dual aspect living room. A door leads into the dining room with oak flooring and stairs leading down to the cellar which offers additional storage space. The kitchen is fitted with a matching range of eye and base level units with worktop over and inset sink and drainer. There is space for a cooker and fridge. In addition, there is plumbing for a washing machine and dishwasher and door leading out to the courtyard garden.





The first-floor landing has stairs rising to the second floor and doors to the adjoining rooms. Bedroom one is a good-sized double room with window to front aspect and contains a Sharps Fitted wardrobe. The family bathroom contains a four-piece suite with walk in shower and built in storage.

On the top floor there is a second double bedroom filled with natural light from window to front aspect and Velux window with built in cupboard.

Outside

To the front of the property is garden laid mainly to lawn with paved pathway providing rear access. A courtyard garden benefits from a timber shed.



Services

All mains services are connected.

Local Authority

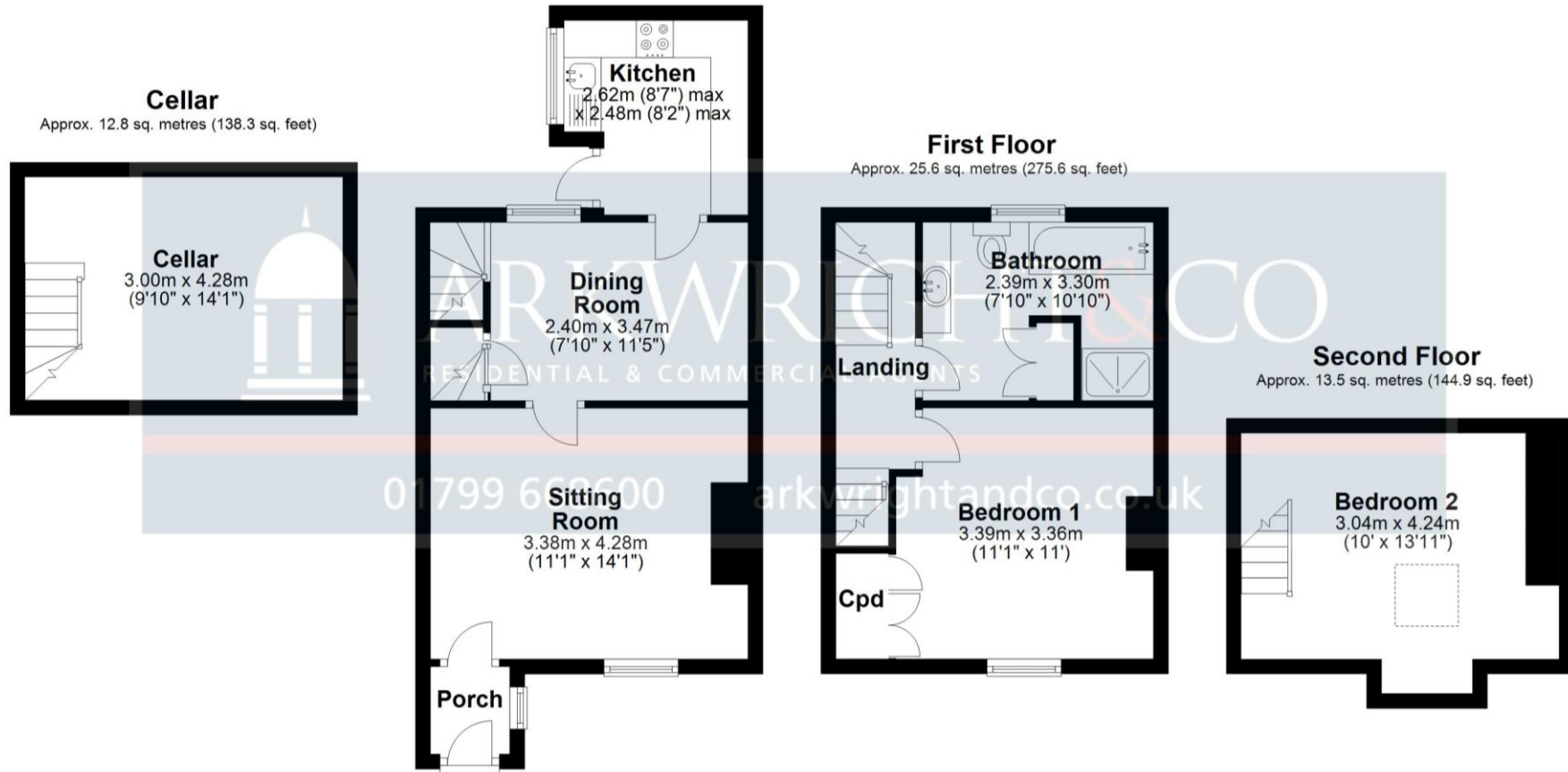
Uttlesford District Council

Council Tax

C

Ground Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 84.5 sq. metres (910.0 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS