



7 Lancaster Lane, Saffron Walden
CB11 3GL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

7 Lancaster Lane

Saffron Walden | Essex | CB11 3GL

Fixed Price £213,750

For a 50% share

- A superb three-bedroom detached property
- Popular residential location
- Ground floor cloakroom and first floor family bathroom
- Ideally located within walking distance of highly regarded schooling and amenities
- Off road parking and rear garden
- EPC: C / Council Tax Band: D

The Property

A well-proportioned three-bedroom detached property within walking distance of the town centre with off road parking and rear garden.

The Setting

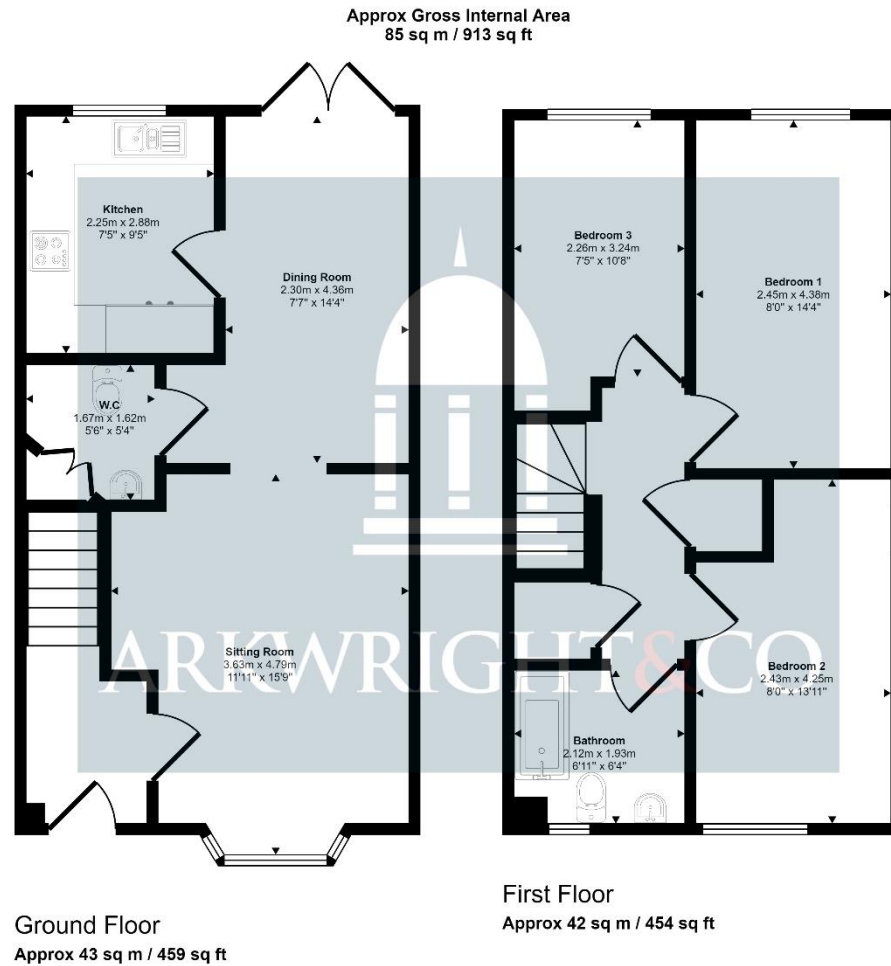
Lancaster Lane is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18 hole golf course, a cinema and an 800 seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail the property comprises of an entrance hall with stairs rising to the first floor and doors leading to the sitting room. A generous room with bay window to front aspect and an opening into the dining room. A good size room with door to cloakroom comprising W.C, wash hand basin and storage cupboard, door to the kitchen and double doors onto the garden. The kitchen is fitted with a matching range of eye base level units with work surface over and sink unit incorporated. Integrated appliances include gas hob with extractor fan over, oven, fridge and freezer. There is space for a washing machine and window to rear aspect.

The first-floor landing provides access to the loft hatch, two built in storage cupboard and doors to the adjoining rooms. Bedroom one is a double room with window to rear aspect. Bedroom two is a dual aspect double room with window to front and side aspect. The third bedroom is a good size room with window to rear aspect.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Outside

To the front of the property is a small, shingled area and block paved driveway to one side providing off road parking for two vehicles, there is gated side access to the rear garden. Laid mainly to lawn with patio area, ideal for outdoor entertaining and timber shed.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Superfast broadband is available and mobile signal is good. Solar panel to heat the hot water.

Tenure – Leasehold, 112 years remaining

Monthly Rent - £482.14 and **Monthly Service Charge** £38.72 (including buildings insurance)

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council





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.



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