



Goddard Way, Saffron Walden, CB10 2EB

CHEFFINS

Goddard Way

Saffron Walden,
CB10 2EB

A detached three bedroom home situated in a popular residential location. The property offers scope for modernisation, a west facing garden, driveway and garage.

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.

3 1 2

Guide Price £345,000





GROUND FLOOR

ENTRANCE PORCH

Obscure glazed entrance door and glazed door to:

SITTING ROOM

Bay window to the front aspect and staircase rising to the first floor. Opening to:

DINING ROOM

Sliding glazed doors to the conservatory and opening to:

KITCHEN

Fitted with a range of base and eye level units, with stainless steel sink, Neff oven, four ring gas hob with extractor hood over, space for fridge and freezer, built-in pantry cupboard, space and plumbing for washing machine. Window to the rear aspect.

CONSERVATORY

Windows and French doors to the side and rear aspects.

FIRST FLOOR

LANDING

Doors to adjoining rooms, access to the loft space and window to the side aspect.

BEDROOM 1

Window to the front aspect and fitted wardrobes.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the rear aspect.

BATHROOM

Comprising pedestal wash basin, panelled bath with shower over, low level WC and obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a driveway providing off-street parking and access to the garage. The rear garden is laid to lawn.

GARAGE

Up and over door and glazed personal door to the side aspect.

MATERIAL INFORMATION

TENURE - Freehold

COUNCIL TAX - Band D

CONSTRUCTION - Standard

UTILITIES - Mains water, drainage, gas and electricity

HEATING - Gas

For more information on this property, please refer to the Material Information Brochure on our website.

VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 90 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EEU Directive 2002/91/EC | | |

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Tenure - Freehold

Council Tax Band - D

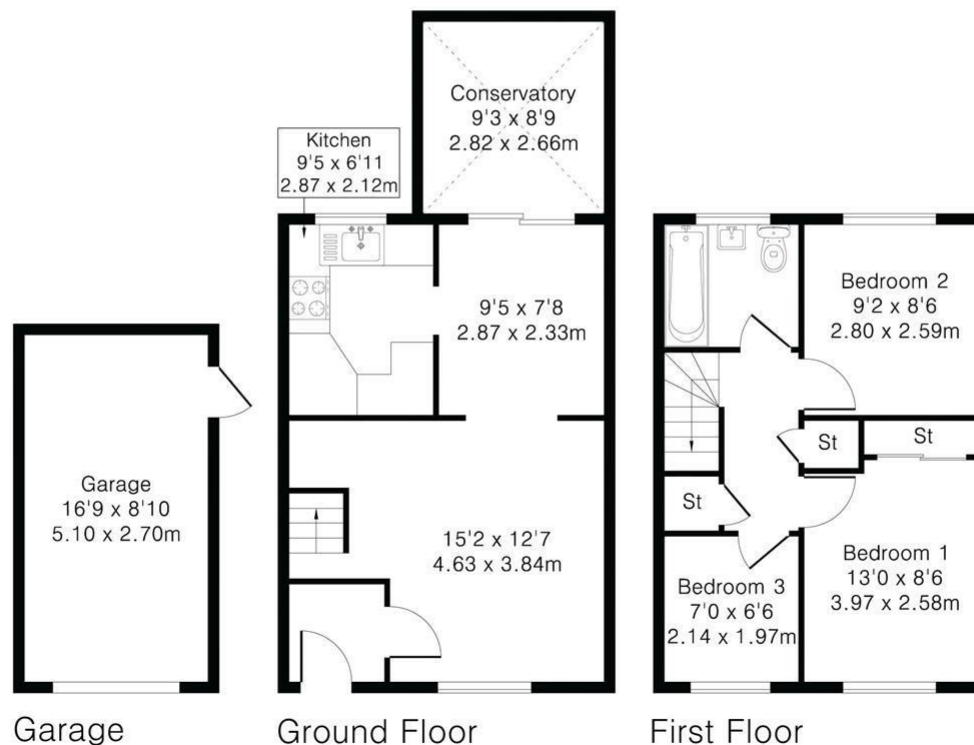
Local Authority - Uttlesford

Approximate Gross Internal Area 755 sq ft - 70 sq m

Ground Floor Area 420 sq ft - 39 sq m

First Floor Area 335 sq ft - 31 sq m

Garage Area 148 sq ft - 14 sq m



CHEFFINS

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.