



Shepherds Way, Saffron Walden, CB10 2AH

CHEFFINS

Shepherds Way

Saffron Walden,
CB10 2AH

A three bedroom end of terrace home positioned on a generous plot in a favoured residential location. The property offers huge scope for renovation and enlargement and is situated within walking distance of the common and the town's amenities.

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 1

Guide Price £375,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, double glazed window to the side aspect, staircase rising to the first floor, two built-in storage cupboards and doors to adjoining rooms.

LIVING/DINING ROOM

Double glazed window overlooking the front garden, double glazed window to the rear aspect overlooking the garden and electric fireplace with tiled hearth.

KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink, space for oven, fridge and freezer, space and plumbing for washing machine. Double glazed window to the rear aspect and door opening to the garden. Pantry cupboard with window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

BATHROOM

Comprising shower enclosure, ceramic wash basin, built-in storage cupboard and obscure double glazed window to the side aspect.

SEPARATE WC

Comprising low level WC and obscure double glazed window to the side aspect.

OUTSIDE

The front garden is predominantly laid to lawn with a paved pathway leading to the front door. There is side access to the south facing rear garden which is predominantly laid to lawn with a paved patio, a brick built outbuilding and a storage shed. There is on-street parking to the front of the property.

AGENT'S NOTES

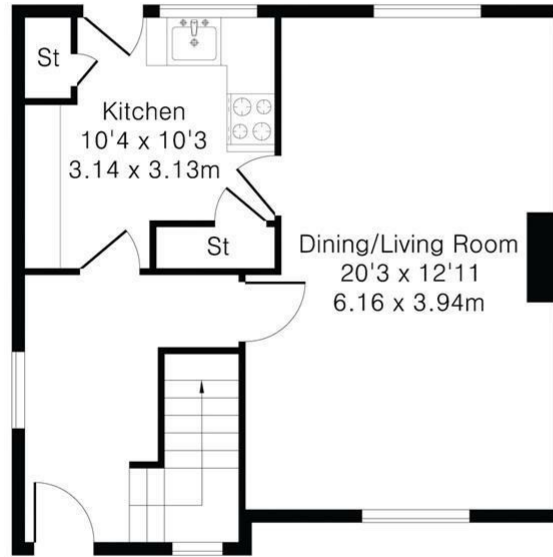
- Tenure - Freehold
 - Council Tax Band - B
 - Property Type - End terraced house
 - Property Construction - Brick with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 906
 - Parking - On street parking
- UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Gas Supply - Mains
 - Heating - Gas fired boiler with radiators, gas heater in hallway
 - Broadband - Not connected (Fibre to the Property available in area)
 - Mobile Signal/Coverage - Good

VIEWINGS

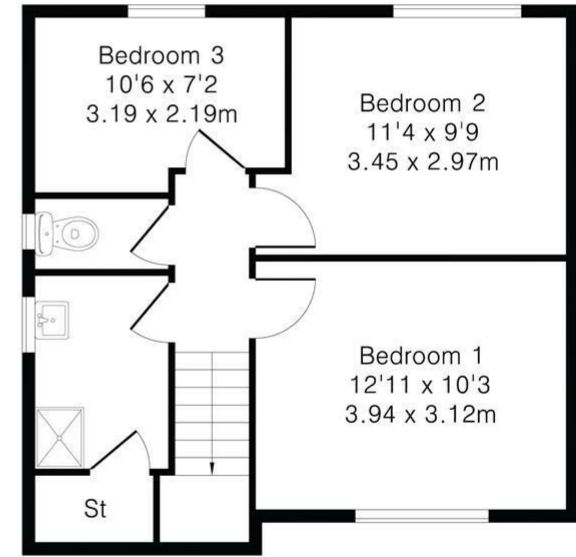
By appointment through the Agents.



Approximate Gross Internal Area 906 sq ft – 84 sq m
 Ground Floor Area 453 sq ft – 42 sq m
 First Floor Area 453 sq ft – 42 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £375,000

Tenure – Freehold

Council Tax Band – B

Local Authority – Uttlesford

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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.