



Strachey Close, Saffron Walden, CB10 2GN

**CHEFFINS**



## Strachey Close

Saffron Walden,  
CB10 2GN

An opportunity to purchase a 70% share of a modern and spacious, two bedroom semi detached home situated in a popular residential location. The property benefits from off-street parking together with secluded rear garden with countryside views.

### 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.

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Asking Price £259,000





## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, four ring gas hob with extractor hood over and oven below, space and plumbing for washer/dryer and dishwasher and integrated fridge freezer. Double glazed window to the front aspect.

### CLOAKROOM

Comprising ceramic wash basin and low level WC.

### LIVING ROOM

Double glazed window to the rear aspect and French doors opening to the rear garden.

## FIRST FLOOR

### LANDING

Built-in storage cupboard and doors to adjoining rooms.

### BEDROOM 1

A pair of double glazed windows to the front aspect and built-in wardrobe.

### BATHROOM

Comprising panelled bath with shower over, low level WC, ceramic wash basin and heated towel rail. Part tiled walls.

### BEDROOM 2

Double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a block

paved driveway providing off-street parking for two vehicles. There is gated side access to the rear garden which is predominantly paved with shingled borders, feature pond and garden shed. The garden is enclosed by wooden fencing.

## SHARED OWNERSHIP

The property is being offered for sale on a shared ownership basis. A minimum 70% share is available to purchase, with the remaining 30% being owned by the Hastoe Group to whom a monthly rent is payable.

- Full details of eligibility requirements for a shared ownership property can be found on the Hastoe Group website <https://hastoesales.com/buying-options/shared-ownership>
- The full market value is £370,000
- The property/share price of £259,000 is non-negotiable
- The monthly rent is £233.45

There is an option to purchase the full 100% ownership. Full details available upon request.

## LEASEHOLD

- Lease length - 125 years from 5/1/2015 (115 years remaining)
- Service charge (including buildings insurance) - £347.16 p.a.
- Ground rent - n/a

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating	
Current	Potential
84	96
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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	

Asking Price £259,000

Tenure - Leasehold

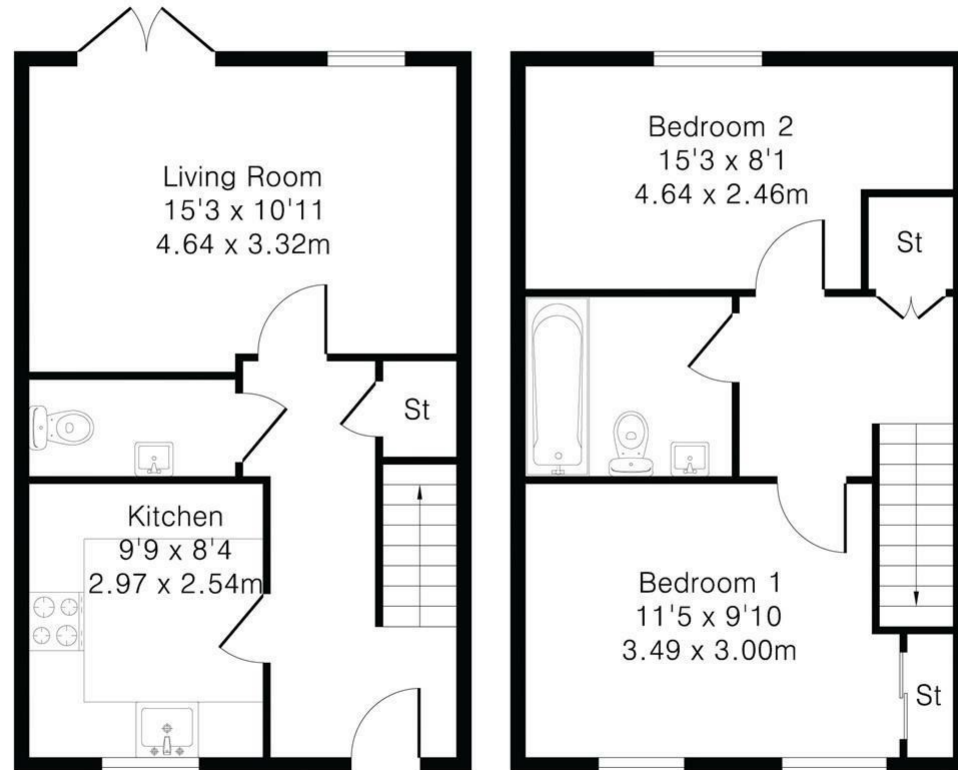
Council Tax Band - C

Local Authority - Uttlesford

Approximate Gross Internal Area 734 sq ft – 68 sq m

Ground Floor Area 367 sq ft – 34 sq m

First Floor Area 367 sq ft – 34 sq m



Ground Floor

First Floor

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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.