



South Road, Saffron Walden, CB11 3FA

**CHEFFINS**

## South Road

Saffron Walden,  
CB11 3FA

- Attractive town house
- High specification
- Beautiful kitchen/dining room
- Three bedrooms
- Corner plot
- Garage and parking

An attractive three bedroom town house situated in a sought after gated development. The property has been finished to a high specification throughout and enjoys a favourable corner plot.

3 2 2

**Guide Price £650,000**





## 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.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door with adjoining full height window, both obscure and glazed. Staircase rising to the first floor with understairs storage cupboard.

### STUDY

Window to the front aspect with fitted shutters.

### CLOAKROOM

Comprising WC, wash basin and obscure glazed window.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with stone resin worktop space over, induction hob, built-in oven with microwave above, fridge freezer, washer/dryer, dishwasher and twin bowl sink. Two pairs of glazed doors providing access and views to the terrace and also providing a good degree of natural light.

## FIRST FLOOR

### LANDING

Staircase rising to the second floor and door to:

### SITTING ROOM

A pair of windows with fitted shutters overlooking the garden and surroundings.

## BEDROOM 3

Window with fitted shutters to the front aspect and built-in wardrobes.

## BATHROOM

Suite comprising panelled bath with independent shower over, WC with hidden cistern, wash basin, heated towel rail, heated mirror, tiled walls and flooring with underfloor heating and obscure glazed window.

## SECOND FLOOR

### LANDING

Built-in cupboard housing the hot water cistern.

## BEDROOM 1

Window to the rear aspect with fitted shutters and views over the town rooftops. Fitted with a range of wardrobes. Door to:-

## EN-SUITE

Suite comprising shower enclosure, WC with hidden cistern, wash basin, heated towel rail, heated mirror, tiled walls and flooring with underfloor heating and obscure glazed window.

## BEDROOM 2

Window to the front aspect with fitted shutters.

## OUTSIDE

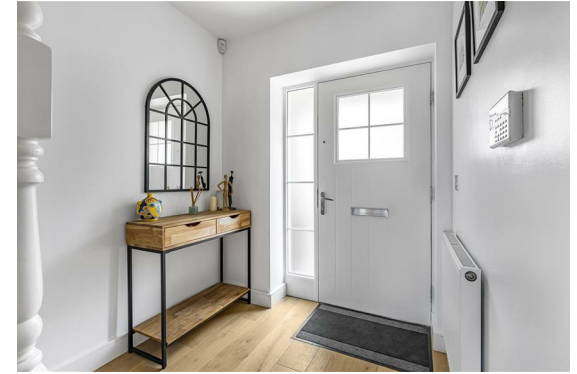
Bell College Court is a modern, gated development, conveniently located within walking distance of the Town Centre, schools and local amenities. To the front of the property is a small garden with seating area and wrought iron railing. To the rear of the property is a paved terrace with steps leading down to the garden which is mainly laid to lawn, in turn leading to the garage and parking space. To the side of the property is a useful storage area and path to the front. In addition to the main house is a garage with up and over door, personal door accessed from the garden and parking space in front.

## 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.







Approximate Gross Internal Area 1321 sq ft – 123 sq m  
 Ground Floor Area 423 sq ft – 39 sq m  
 First Floor Area 449 sq ft – 42 sq m  
 Second Floor Area 449 sq ft – 42 sq m  
 Garage Area 277 sq ft – 26 sq m

Energy Efficiency Rating		Current	Potential
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		79	80
EU Directive 2002/91/EC			

Guide Price £650,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford



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.