



Debden Road, Saffron Walden, CB11 4AB

**CHEFFINS**



## Debden Road

Saffron Walden,  
CB11 4AB

Delightful period cottage in an excellent location only a few minutes walk from the High Street. The accommodation is set over three floors and outside there is a courtyard. Offered chain free.

### 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.



**Guide Price £215,000**





## GROUND FLOOR

### ENTRANCE

Entrance door opening to:

### SITTING ROOM

An open plan room with recently upgraded double glazed sash style windows to the front aspect, open fireplace, stairs rising to first floor accommodation.

### KITCHEN AREA

Fitted with eye and base level units with work surfaces over, built-in oven and inset hob, stainless steel sink and drainer with mixer tap, spaces for washing machine and fridge/freezer, stairs down to the basement.

### BASEMENT ROOM

This room provides useful and versatile additional space to the property and is currently used as a sitting room.

## FIRST FLOOR

### LANDING

Small landing with access to a semi boarded loft and doors to:

## BEDROOM 1

Recently upgraded double glazed sash style window to front aspect, radiator, built-in storage/walk in wardrobe.

## BATHROOM

Fitted with a three piece suite comprising panel sided bath with overhead shower, low level WC, vanity wash hand basin with storage, heated towel rail and recently upgraded double glazed sash style window.

## OUTSIDE

To the rear of the property is a paved right of way to the neighbouring properties.

## VIEWINGS

Strictly by appointment with the Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Tenure – Freehold

Council Tax Band – B

Local Authority – Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

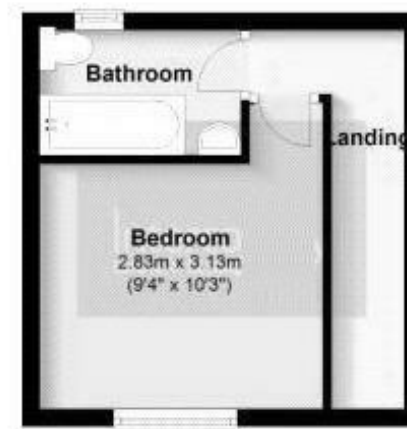
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

**Ground Floor**  
Approx. 18.1 sq. metres (194.6 sq. feet)



**First Floor**  
Approx. 18.0 sq. metres (193.3 sq. feet)



**Basement**  
Approx. 9.5 sq. metres (102.6 sq. feet)

