



Museum Street, Saffron Walden, CB10 1BN

CHEFFINS

Museum Street

Saffron Walden,
CB10 1BN

- Central location
- Handsome Grade II Listed cottage
- Refitted kitchen
- Stone fireplace
- Two/three bedrooms
- West facing courtyard

A handsome Grade II Listed home situated in an idyllic setting with views to St Mary's Church. The property offers well proportioned and characterful accommodation, together with a west facing courtyard.

2 1 2

Guide Price £365,000





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

SITTING ROOM

Entrance door and window to the front aspect, feature stone fireplace with open fire, stairs rising to the first floor and door to stairs leading to the basement. Opening to:

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktops over, stainless steel sink, four ring electric hob and oven with extractor above, integrated microwave, washing machine and space for fridge freezer. Window to the rear aspect and a stable door opening to the rear courtyard.

BASEMENT/BEDROOM 3

A window to the front aspect providing natural and ventilation and fitted wardrobes.

FIRST FLOOR

LANDING

Doors to adjoining rooms and stairs rising to the second floor.

BEDROOM 2

Window to the rear aspect, fitted shelving and useful storage cupboard.

BATHROOM

Comprising ceramic basin, low level WC, shower enclosure, free standing roll-top bath, door to airing cupboard, window to the front aspect.

SECOND FLOOR

LANDING

Window to the front aspect, door to:-

BEDROOM 1

Windows to the front and rear aspects and fitted wardrobes.

OUTSIDE

To the rear of the property is a block paved courtyard which enjoys pleasant views of St Mary's Church. There is permit parking available in Museum Street.

VIEWINGS

By appointment through the Agents.



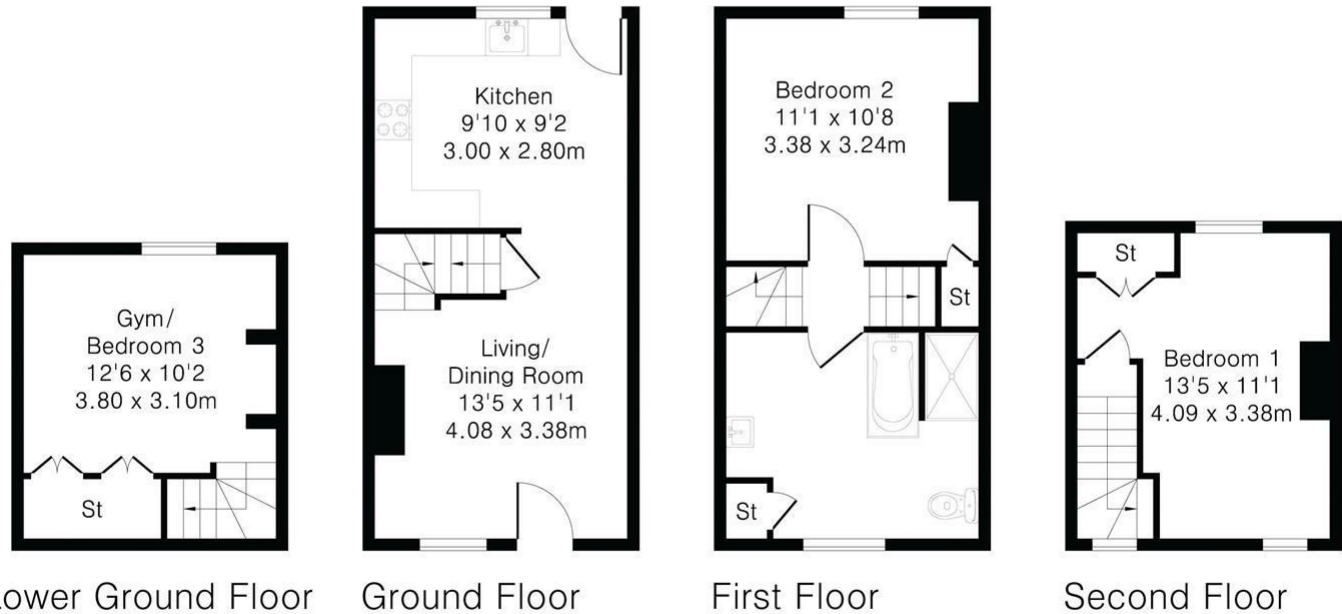
Approximate Gross Internal Area 793 sq ft - 75 sq m

Lower Ground Floor Area 138 sq ft – 13 sq m

Ground Floor Area 253 sq ft – 24 sq m

First Floor Area 253 sq ft – 24 sq m

Second Floor Area 149 sq ft – 14 sq m



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Tenure – Freehold

Council Tax Band – D

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.