



Goddard Way, Saffron Walden, CB10 2DQ

**CHEFFINS**

## Goddard Way

Saffron Walden,  
CB10 2DQ

A three bedroom, end of terrace home positioned in a popular residential location. The property offers bright and spacious living accommodation throughout with huge scope for modernisation. The property also benefits from south facing garden and is within short walking distance to the town centre. 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.

3 1 1



Guide Price £295,000



## GROUND FLOOR

### ENTRANCE HALL

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

### CLOAKROOM

Comprising low level WC, ceramic wash basin with tiled splashbacks and obscure double glazed window to the front aspect.

### SITTING ROOM

Double glazed window to the front aspect.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink unit, space for cooker with extractor hood over, space for fridge freezer, dishwasher, washing machine and tumble dryer. Double glazed window to the rear aspect and obscure double glazed door opening to the courtyard and garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in linen cupboard.

### BEDROOM 1

Double glazed window to the rear aspect overlooking the garden.

### BEDROOM 2

Double glazed window to the front aspect.

### BEDROOM 3

Double glazed window to the front aspect and over stair storage cupboard.

### BATHROOM

Comprising panelled bath with electric shower over, ceramic wash basin and low level WC. Tiled walls and obscure double glazed window to the rear aspect.

### OUTSIDE

To the front of the property the garden is laid to lawn with a paved pathway leading to the entrance door. There is gated access to the a south-facing, rear garden which is predominantly paved with a small lawn area, flower and shrub beds and brick and fenced boundaries.

### VIEWINGS

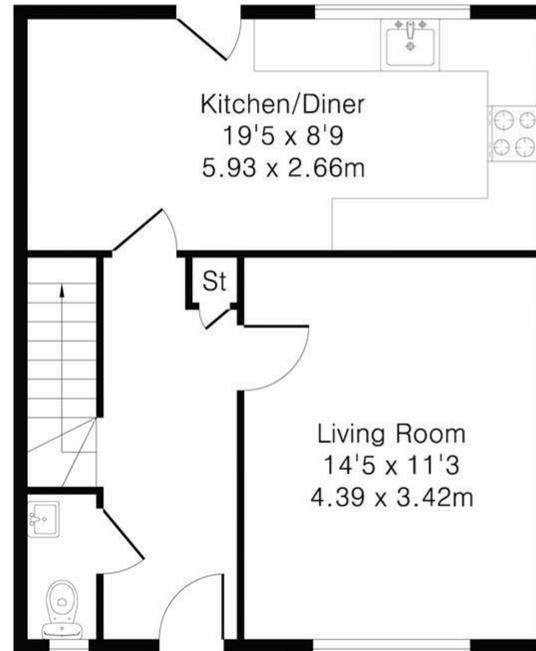
By appointment through the Agents.



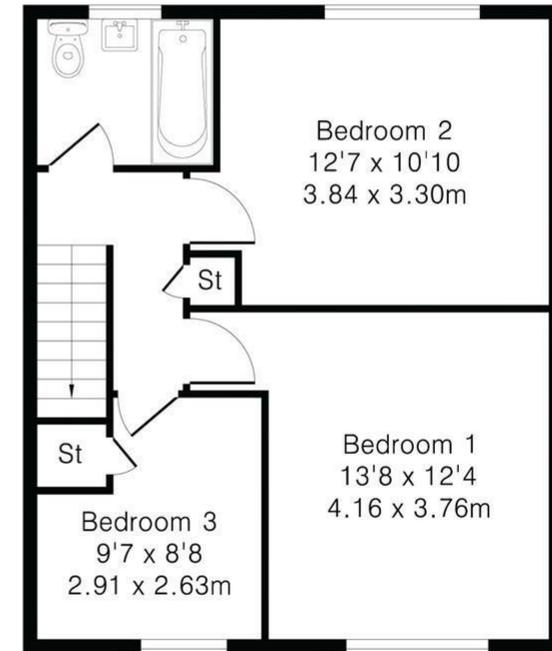
## Approximate Gross Internal Area 910 sq ft - 84 sq m

Ground Floor Area 455 sq ft – 42 sq m

First Floor Area 455 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		68	
(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 £295,000

Tenure – Freehold

Council Tax Band – C

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.

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.

