



Thaxted Road, Saffron Walden, CB10 2UQ

CHEFFINS

Thaxted Road

Saffron Walden,
CB10 2UQ

- Three storey townhouse
- Modern and light accommodation throughout
- Spacious kitchen/reception room
- Three bedrooms, two bathrooms
- Private garden
- Allocated parking space

An immaculately presented three bedroom townhouse situated in popular residential location. The property offers flexible living accommodation over three floors, together with a private south/west facing courtyard garden and allocated off street parking.

3 2 1

Guide Price £315,000





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, bespoke fitted cabinets with integrated railing and shelves, doors to adjoining rooms. Staircase rising to the first floor.

BEDROOM 3

Window to the front aspect, fitted storage cupboard and door to:

EN SUITE

Comprising pedestal wash basin, low level WC and corner shower enclosure.

UTILITY ROOM

Space and plumbing for washing machine and base unit with countertop and shelving above.

FIRST FLOOR

LANDING

Staircase rising to the second floor and door to:

OPEN PLAN KITCHEN/RECEPTION ROOM

The kitchen is fitted with base and eye level units with granite worktop space, stainless steel sink, electric oven and four ring hob with extractor hood over, integrated dishwasher, fridge and freezer and window to the side aspect. The reception room has a window to the front aspect.

SECOND FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect.

BEDROOM 2

Window to the front aspect and fitted wardrobes.

BATHROOM

Comprising ceramic wash basin, panelled bath with shower over, low level WC, heated towel rail and obscure glazed window to the side aspect.

OUTSIDE

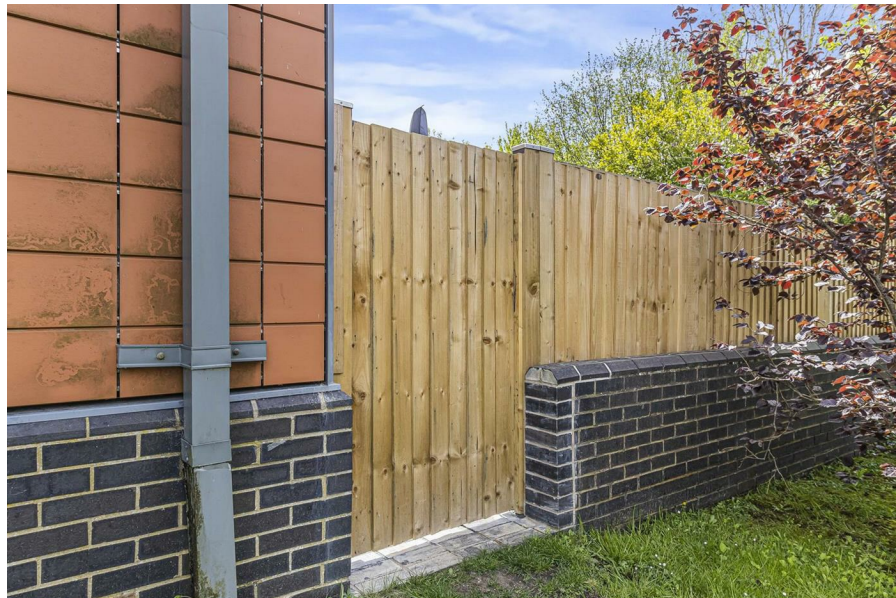
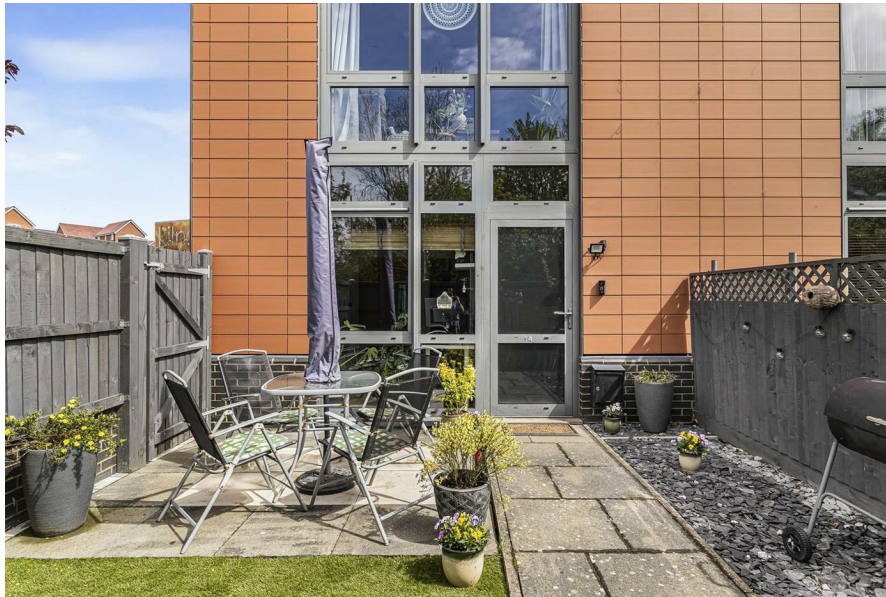
The property has a private garden with a paved terrace area for al fresco entertaining. The rest of the garden is laid with artificial turf for low maintenance, with a garden shed and gated access to the allocated parking space.

TENURE

Freehold with common managed areas
Annual service charge: Approx. £800 p.a.

VIEWINGS

By appointment through the Agents.

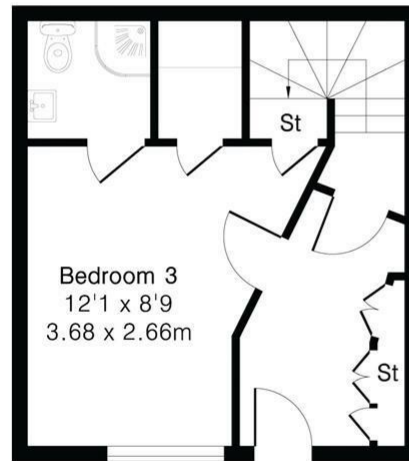


Approximate Gross Internal Area 876 sq ft - 81 sq m

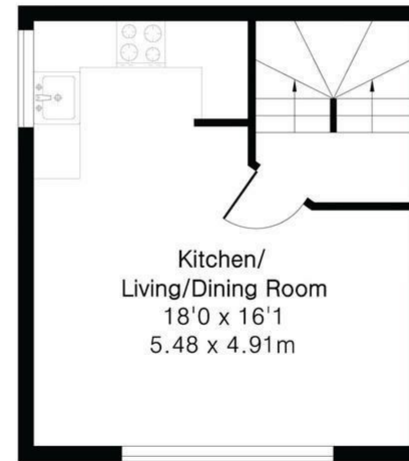
Ground Floor Area 292 sq ft – 27 sq m

First Floor Area 292 sq ft – 27 sq m

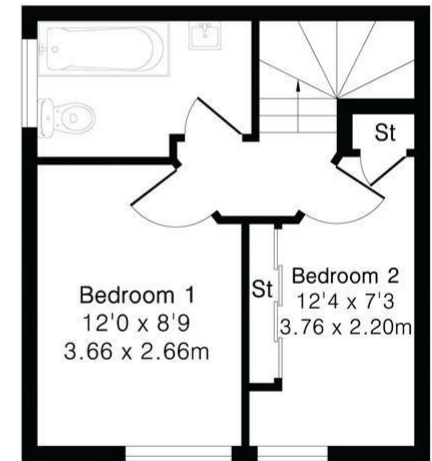
Second Floor Area 292 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor

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	
EU Directive 2002/91/EC	

Guide Price £315,000

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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CHEFFINS

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.