



Plantation Close, Saffron Walden, CB11 4DS



Plantation Close

Saffron Walden,
CB11 4DS

A beautifully presented three bedroom terraced home situated in a popular residential location. The property benefits from well proportioned and contemporary accommodation together with private rear garden and integral garage.

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 £350,000





GROUND FLOOR

ENTRANCE PORCH

Entrance door with obscure double glazed panels to the front aspect, double glazed window to the side and door to:

KITCHEN/DINER

Double glazed window to the front aspect and double glazed door opening to the rear garden. The kitchen is fitted with a range of base and eye level units with worktop space over and tiled splashbacks, four ring induction hob with extractor hood over, conventional oven, stainless steel sink, integrated dishwasher, space for fridge freezer and space and plumbing for washer/dryer. Door to:

LIVING ROOM

Double glazed sliding doors opening to the rear garden and staircase rising to the first floor.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect.

BATHROOM

Comprising low level WC, ceramic wash

basin, panelled bath with shower over and heated towel rail. Obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is off-street parking for two vehicles and an integral garage with up and over door. The west facing rear garden is predominantly laid to lawn with shrubs bordering and a decked terrace. To the rear of the garden is a further paved terrace with storage shed and gated access.

AGENT'S NOTES

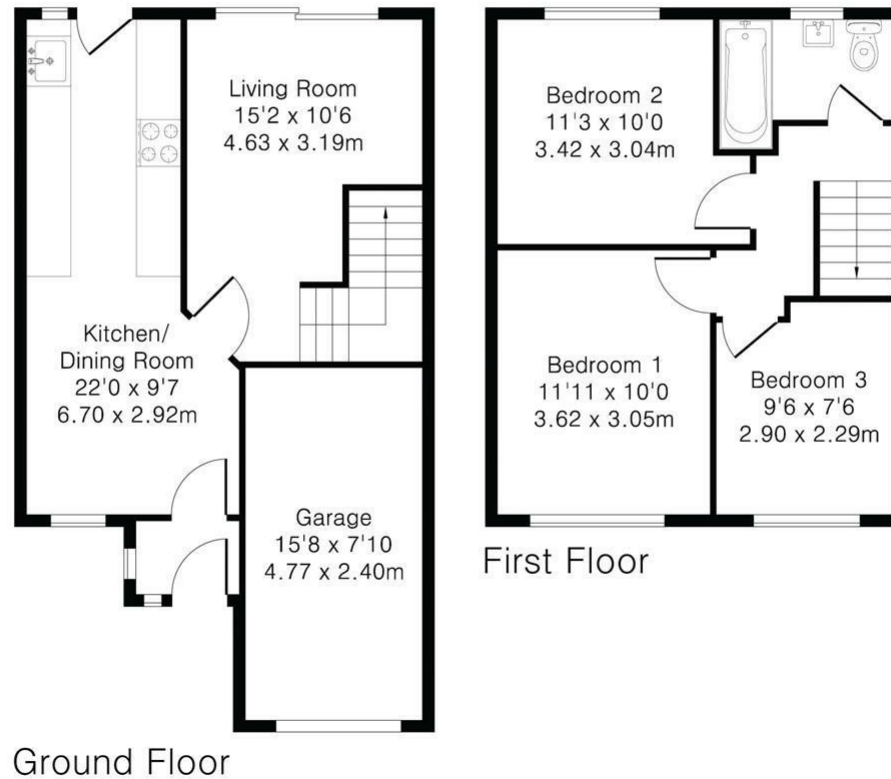
- Tenure - Freehold
 - Council Tax Band - C
 - Property Type - Mid-terraced house
 - Property Construction - Brick with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 735 sqft
 - Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Gas fired boiler with radiators
 - Broadband - Fibre to the Property
 - Mobile Signal/Coverage - Good

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 735 sq ft – 68 sq m
 Ground Floor Area 348 sq ft – 32 sq m
 First Floor Area 387 sq ft – 36 sq m
 Garage Area 123 sq ft – 11 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(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	

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 Council Tax Band – C
 Local Authority – Uttlesford

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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.