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2 The Kilns, Thaxted Road, Saffron Walden, CB10 2UQ

A three storey townhouse in a modern development on the outskirts of the town. The property offers well-lit and versatile accommodation with a low maintenance garden and off-street parking.

Guide Price **£225,000**

- Open plan kitchen/reception room
- Two/three bedrooms
- Bathroom and shower room
- Low maintenance garden
- Off-street parking
- No upward chain



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.

ACCOMMODATION with approximate room sizes.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, door to inner hallway and door to:

STUDY

12' x 10' (3.66m x 3.05m)

Full height double glazed window to the front aspect, built-in airing cupboard and door to:

WET ROOM

Comprising wash basin, shower, low level WC and tiled surround.

UTILITY ROOM

5' x 3' (1.52m x 0.91m)

Plumbing for automatic washing machine.

INNER HALLWAY

Staircase rising to the first floor.

FIRST FLOOR

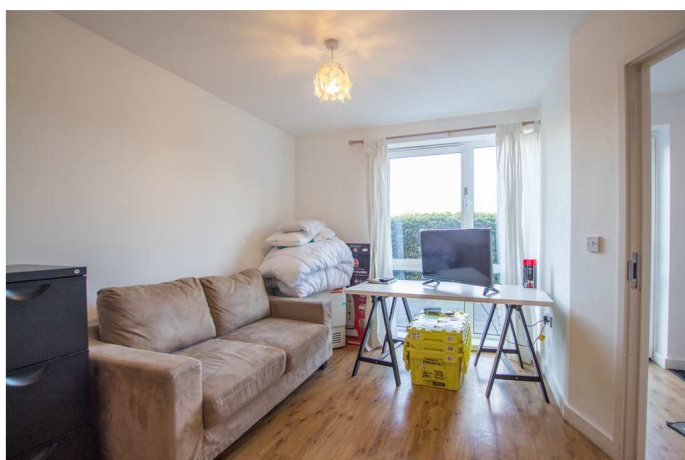
LANDING

Staircase rising to the second floor and door to:

KITCHEN/RECEPTION ROOM

17' 10" x 15' 10" (5.44m x 4.83m) max.

An impressive room with full height double glazed window to the front aspect with views over countryside. Intercom entry phone. The kitchen area is fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, integrated fridge freezer, oven and built-in hob.



SECOND FLOOR**LANDING**

Door to:

BEDROOM 1

12' x 9' (3.66m x 2.74m)

Double glazed window to the front aspect.

BEDROOM 2

9' 4" x 9' lengthening to 12' 4" (2.84m x 2.74m>3.76m)

Double glazed window to the front aspect and built-in wardrobe.

BATHROOM

Suite comprising panelled bath with shower attachment, wash basin and low level WC, tiled splashbacks and heated towel rail.

OUTSIDE

To the front of the property is a low maintenance paved and gravelled garden with a hedge border. The property benefits from off-street parking.

VIEWINGS

By appointment through the Agents.

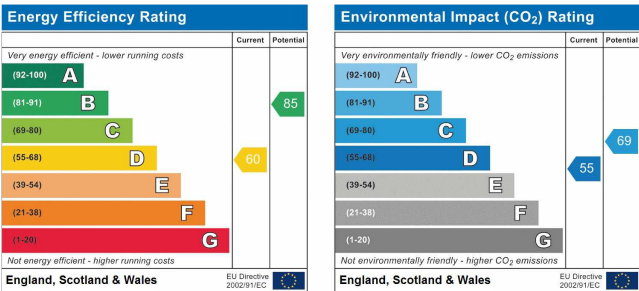


FLOOR PLAN TO FOLLOW

Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: D

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.