



48 Gold Street, Saffron Walden,
CB10 1EJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

48 Gold Street

Saffron Walden | Essex | CB10 1EJ

Offers Over £425,000

- Attractive three bedroom cottage of character
- Extending to approximately 968 Sqft
- Grade II listed period home
- Ideally located in the heart of Saffron Walden
- Boasting an array of original period features
- Council Tax Band: C
- Accommodation over four floors

The Property

A charming three-bedroom period cottage of immense character offering versatile accommodation over four floors, ideally located in the heart of Saffron Walden town centre on this much sought after road.

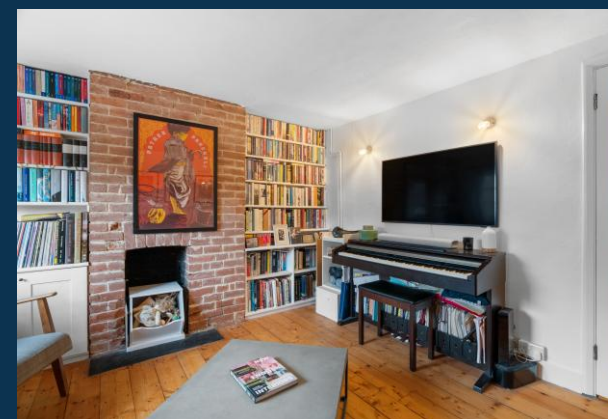
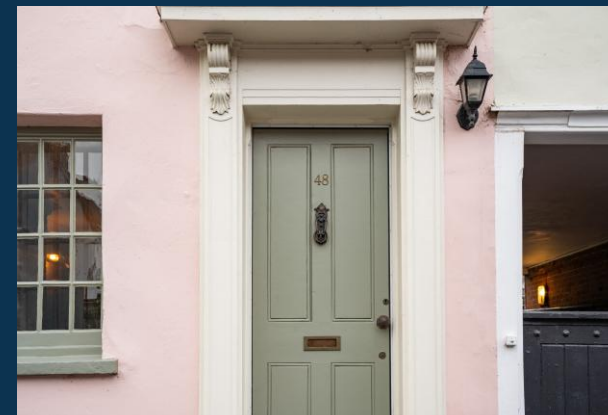
The Setting

Gold Street is considered one of Saffron Walden's prime residential streets ideally situated right in the heart of the town just a short walk from the market square, the common and the beautiful Bridge End Gardens. There is an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers including Waitrose and a twice weekly thriving market. The towns leisure facilities include an 18-hole golf course, cinema and an 800 seat concert hall and is well situated with Audley End Station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at Junction 8, Bishops Stortford, Stansted Airport is within 19 miles and the university city of Cambridge is within 15 miles to the north.

The Accommodation

The property provides characterful and flexible living accommodation spread over 4 floors, extending to approximately 966 sqft and enjoying a charming and cosy cottage feel. On the ground floor there is a front reception room which is currently utilised as the dining room with window to front aspect, exposed floorboards and a feature fireplace with wood burning stove. Through from the dining room is the kitchen, which is fitted with a range of base and eye level units with solid woodwork surface over with a butler sink incorporated. There is a recently installed built in oven and induction hob, and space for a fridge, dishwasher and washing machine. The kitchen benefits from attractive tiled flooring and a stable door leading to the garden.

Stairs from the kitchen provide access to the lower ground floor, which is currently being used as a office/store room with a good degree of natural light, bespoke built in storage and terracotta tiled floor.





On the first floor, off the landing, is a good size front room which could be a large bedroom, but is currently being used as a first floor sitting room. It has a window to the front aspect, attractive exposed floorboards, an exposed brick fireplace with book shelves and storage built in either side of the chimney. Also on this floor, is a re-fitted bathroom which comprises a panel bath, separate shower cubicle, heated towel rail, WC and wash hand basin. There is a window to the rear aspect and the walls are fully tiled.

The top floor comprises two large bedrooms with windows to the rear, exposed floorboards and useful, built-in storage in the eaves.

Outside

Double wooden gates at the side of the property provide access to the rear, where there is an attractive enclosed communal rear garden, mainly laid to lawn with well-stocked borders and a range of mature shrubs and plants. There is permit parking available.



Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Terraced

Property Construction – C17, early C19 refenestration. Some later C19 reworking, C20 rear additions. Timber-framed and plastered, brick, peg-tiled roofs

Local Authority – Uttlesford District Council

Agents Note - The rear garden is communal, with six adjoining properties having rights of use, and a further five properties having rights of access (in practice used solely to access communal bins



Basement

Approx. 11.4 sq. metres (122.9 sq. feet)



Ground Floor

Approx. 24.0 sq. metres (258.1 sq. feet)



First Floor

Approx. 24.4 sq. metres (262.4 sq. feet)



Second Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 90.0 sq. metres (968.9 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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