



Radwinter Road, Saffron Walden, Offers Over £300,000 **Freehold**



Key Features



- Chain Free
- Two double bedrooms
- Spacious living room
- Kitchen/diner
- Ideal first-time buyers or investors purchase

An excellent opportunity to acquire a two double bedroom property located within close proximity to the town centre of Saffron Walden. While offering generous living space, including a well-proportioned kitchen/diner, the property is in need of some refurbishment, presenting an excellent prospect for those looking to modernize or customize to their own taste. The residence also benefits from dedicated parking, providing added convenience in this desirable location. Ideal for those seeking a project with potential in a prime setting. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County



High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Entrance lobby

Living Room
16'5 x 12'10

Kitchen
7'11 x 7'3

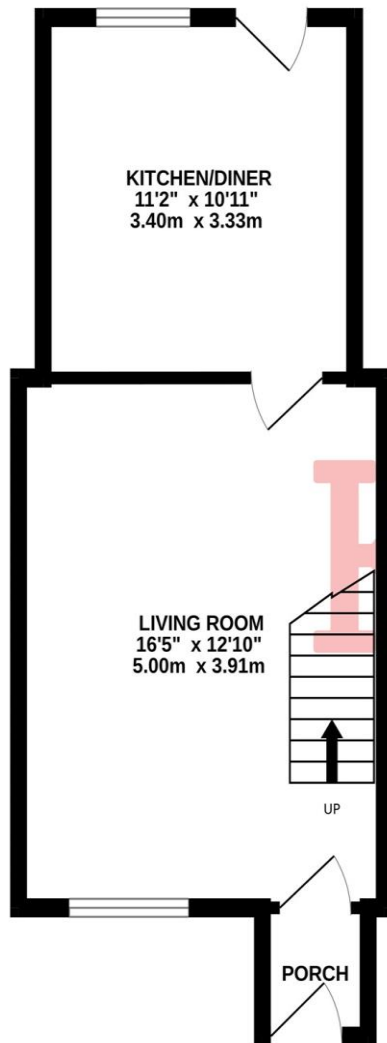
First floor landing
Access to part boarded loft plus airing cupboard.

Bedroom One
11'2 x 10'10

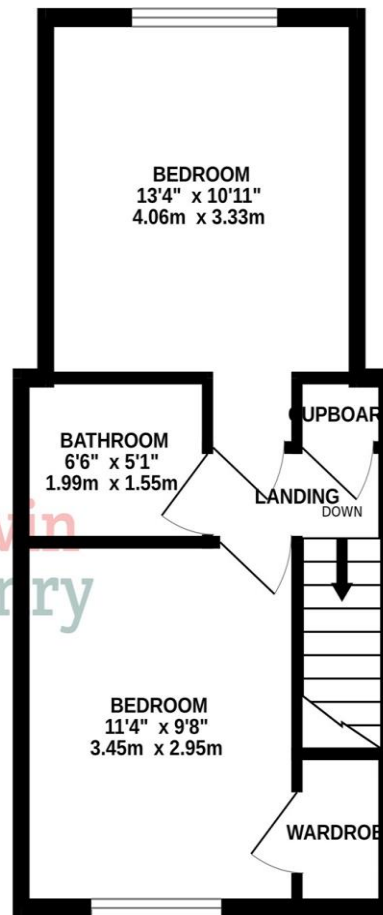
Bedroom Two



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



11'4" x 9'8"

Bathroom

Garden

Laid mainly to patio with plants and flower beds to side. Shed and rear access.

Parking

One allocated parking space to rear of property.

TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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