



Bridge Street, Saffron Walden £315,000 **Freehold**

Key Features



- Chain Free
- Separate lounge and dining room
- Town Centre location
- Grade II Listed
- Three bedrooms

Very good size three bedroom Grade II Listed property with period features throughout. The property benefits from its location in the centre of town, walking distance to all local amenities and close to transport links. Internally are two large reception rooms plus spacious kitchen with access to the cellar with excellent storage space. Upstairs are three bedrooms, family bathroom and stair to the loft room which can be adapted into an office room. The property is completed by a private, fully enclosed courtyard garden. 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.

Door to:
Living Room
16'8 x 12'4
5.07m x 3.76m

Dining Room
10'1 x 8'3
3.08m x 2,52m

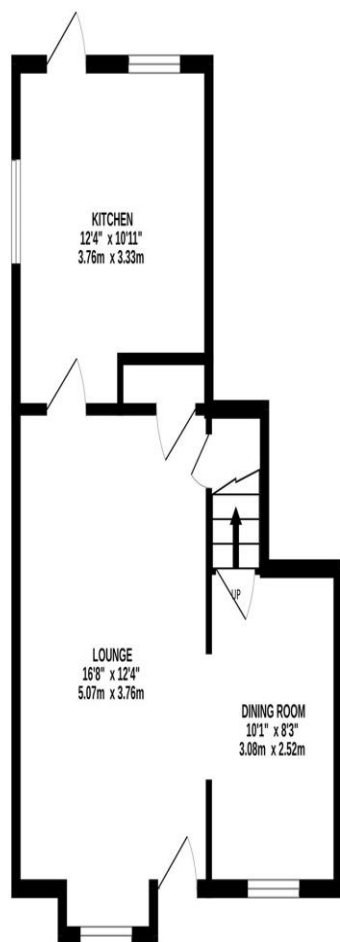
Kitchen
12'4 x 10'11
3.76m x 3.33m

Landing

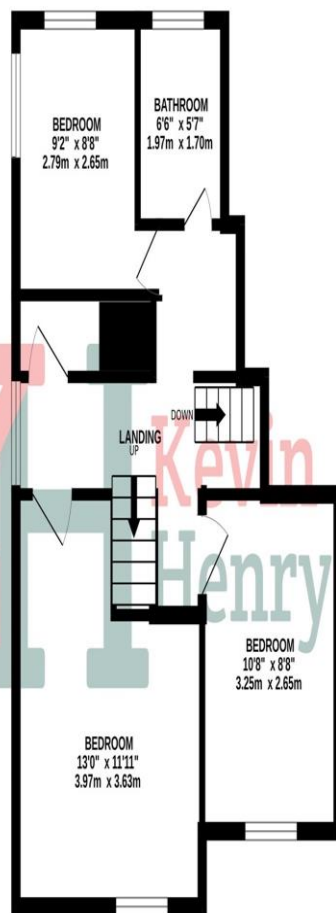
Bedroom One



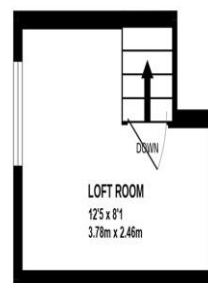
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
95 sq.ft. (8.8 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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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13'0 x 11'11 max
3.97m x 3.63m max

Bedroom Two
10'8 x 8'8
3.25m x 2.65m

Bedroom Three
9'2 x 8'8
2.79m x 2.65m

Bathroom
Garden
Courtyard rear garden.

To view this property call Kevin Henry on:
01799 513632

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