



Merton Place, Littlebury, Saffron Walden, Guide Price £275,000 **Freehold**

KH Kevin
Henry

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered chain free
- Stunning south facing rear garden

A three-bedroom semi-detached home set in the highly sought-after village of Littlebury. While the property would benefit from modernisation, it offers excellent scope to extend and improve, making it an exciting opportunity for buyers looking to add value. The current layout includes three bedrooms, a good-sized lounge, kitchen/breakfast room, and a conservatory. One of the standout features is the superb south-facing garden-exceptionally large, private, and enjoying beautiful open views across the countryside. There is a good size storage space and toilet. To the front, there is driveway parking for up to three cars. The home is offered chain-free, and the work required is already reflected in the asking price. A fantastic chance to create a wonderful family home in a picturesque village setting. Littlebury is a popular north-west Essex village with many period properties, a public house and



parish church and has a great community spirit. The market town of Saffron Walden is approximately 2.5 miles away, providing shops, schools, recreational facilities and other amenities. Cambridge, approximately 14 miles away, provides first class education, further amenities, shopping centres, etc. The mainline railway station at Audley End is approximately 2 miles away providing train service to London Liverpool Street. The M11 (J9) is approximately 3 miles from the village.

Hallway

Living Room
4.40m x 3.10m
(14'5" x 10'2")

Kitchen/Breakfast Room
4.40m max x 3.60m max
(14'5" max x 11'10" max)

Conservatory
4.40m x 3.00m
(14'5" x 9'10")

Shower Room

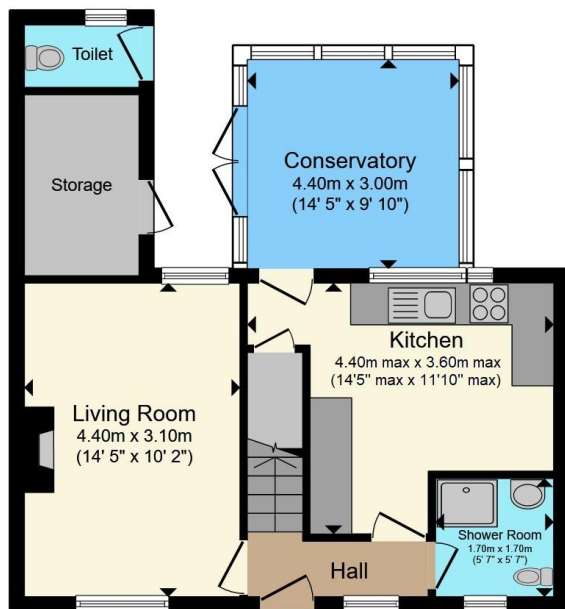
Landing
Loft access.

Bedroom One
4.50m x 3.20m
(14'9" x 10'6")
Built in cupboard.

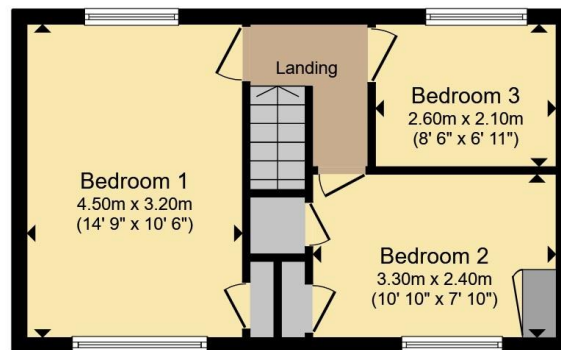
Bedroom Two
3.30m x 2.40m
(10'10" x 7'10")

Airing cupboard.





Ground Floor



First Floor

Total floor area 84.2 sq.m. (907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Bedroom Three
2.60m x 2.10m
(6'6" x 6'11")

Garden

South facing very large rear garden with lawn and patio areas plus sheds.

Large storage cupboard and toilet.

Front

Driveway parking for up to three cars.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered

within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

To view this property call Kevin Henry on:
01799 513632

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