



Lavender Field, Saffron Walden

Price: Freehold £280,000

- Close to town location
- Two double bedrooms
- Living room
- Low maintenance garden
- Great investment or first time buyer home
- Allocated parking

EPC Rating: C



The property has the benefit of two allocated parking spaces, a good size low maintenance garden, and spacious accommodation.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities including the new European renowned Saffron Hall for musical events etc., which is situated at the County High School. Audley End mainline station (fast trains to Liverpool Street) and four miles from the M11 access point at Stump Cross.

FRONT DOOR

To:

ENTRANCE LOBBY:

Door leading to:

LIVING/ DINING ROOM:

18'3" x 12'2" max. (5.56m x 3.7m max.)

Double-glazed window to front aspect, built-in electric fire, stairs to first floor landing with cupboard under. Door leading to:

KITCHEN:

12'1" x 7'10" (3.68m x 2.4m)

Fitted with a good range of base and eye-level units with worktop space, one-and-a-half bowl sink unit with drainer and mixer tap, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, four-ring gas hob with extractor and electric oven, double-glazed window to rear aspect and door leading to garden.

LANDING:

Access to loft and a large storage cupboard.

BEDROOM 1:

12'1" x 10'7" (3.68m x 3.23m)

Double-glazed window to front aspect.

BEDROOM 2:

12'1" x 8" (3.68m x 2.44m)

Double-glazed window to rear aspect.

SHOWER ROOM:

8'6" x 7'4" (2.6m x 2.24m)

Comprising shower enclosure, wash hand basin and low-level WC.

OUTSIDE:

There is a low-maintenance, paved and levelled garden space with shed and two allocated parking spaces in the communal car parking area.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

COUNCIL TAX:

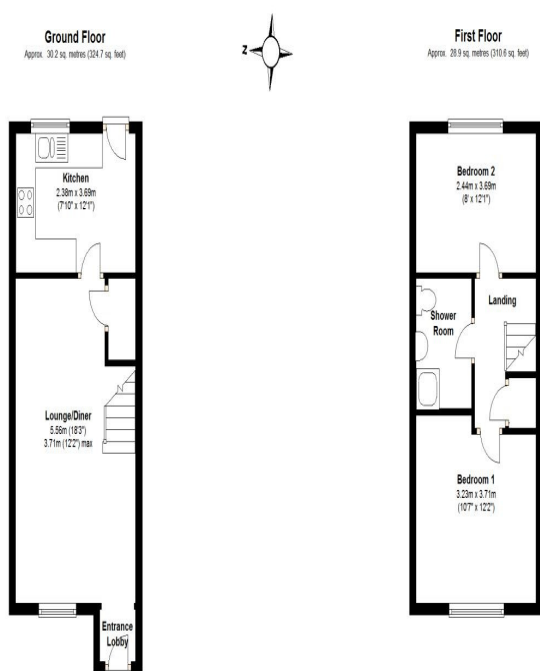
Band C.

ENERGY EFFICIENCY RATING:

C.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100301 - 0008



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