



88 Victoria Avenue, Saffron Walden
CB11 3AE



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

88 Victoria Avenue

Saffron Walden | Essex | CB11 3AE

Guide Price £450,000

- A rarely available three bedroom, semi detached home
- Two receptions rooms
- Established rear garden
- Detached garage and off-road parking
- Offered with no upward chain
- Highly sought after town location
- EPC: C

The Property

A well-proportioned three-bedroom, semi-detached property located on a highly sought after road, within walking distance of Saffron Walden town centre. Benefiting from a rear garden, garage, off road parking and offered with no upward chain.

The Setting

Victoria Avenue is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail the property comprises of an entrance hall with stairs rising to the first floor, understair storage cupboard and doors to the adjoining rooms. To the right is a good size sitting room with window to front aspect, opening into the dining room with double doors leading onto the garden. The kitchen is fitted with a matching range of eye and base level units with work surface over and sink unit incorporated. There is space and plumbing for appliances, built in storage cupboard and door leading into the lean to. Providing additional storage space with doors to the front and rear of the property. The first-floor landing provides access to the adjoining rooms. Bedroom one is a double room with built in storage cupboards and window to rear aspect. Bedroom two is a double room with built in storage and window to front aspect. A third bedroom has built in storage and window to front aspect. The family bathroom comprises a double shower enclosure, W.C and wash hand basin.





Outside

To the front of the property is a small garden with shrub borders. A lane provides access to the mature South facing rear garden. Laid predominantly to lawn with detached garage and car port. A patio area provides an ideal space for outdoor entertaining.

Services

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

Tenure – Freehold

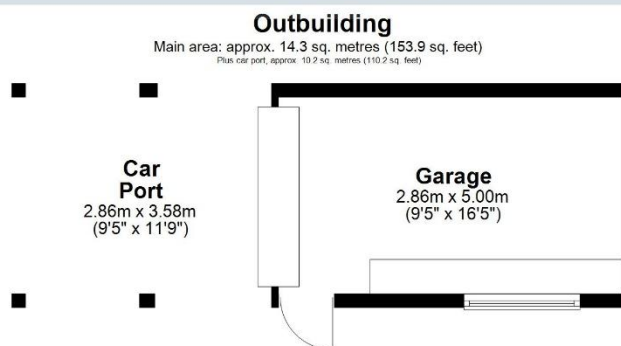
Property Type – Semi – detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax - C





Main area: Approx. 104.8 sq. metres (1128.5 sq. feet)
Plus car port, approx. 10.2 sq. metres (110.2 sq. feet)

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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