



Station Road, Saffron Walden, CB11 3HL

CHEFFINS

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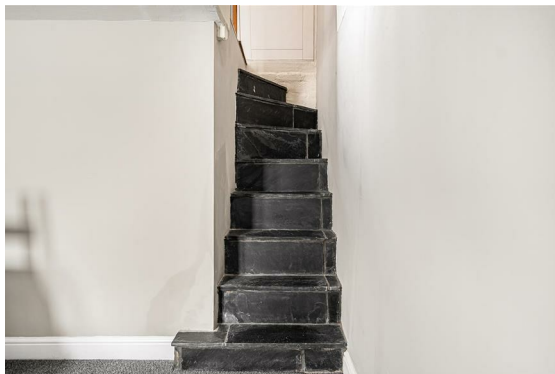
- Central location
- Refitted kitchen
- Double bedroom
- South facing front garden
- No upward chain

A one bedroom character cottage in the centre of Saffron Walden. The property offers a wealth of period features with contemporary fittings throughout. Outside there is a south facing courtyard garden. OFFERED CHAIN FREE.



Guide Price £250,000





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

PART GLAZED ENTRANCE DOOR

Leading to:

SITTING ROOM

Double glazed sash window to the front aspect, feature fireplace (currently blocked off) and shelving. Door leading to:

KITCHEN

Fitted with base and eye level units with solid wooden worktop over, ceramic sink with mixer tap and drainer, electric oven with induction hob over, extractor hood, tiled splashbacks, door to courtyard, stairs leading down to basement and stairs to first floor.

BASEMENT

With good head height, double glazed window providing natural light and feature brick recessed arch.

FIRST FLOOR

BEDROOM

Double glazed sash window to the front aspect.

BATHROOM

A modern three piece suite comprising low level WC, pedestal wash hand basin, deep panelled bath with showerhead over, floor to ceiling tiled splashbacks, obscure double glazed window to rear aspect and door to airing cupboard housing hot water cylinder and shelving.

OUTSIDE

There is a courtyard to the front of the property with a path leading to the front door, part of the garden has a brick and flint wall, there is pedestrian access leading to the rear of the cottages where there is a small courtyard area used for storage.

VIEWINGS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £250,000

Tenure - Freehold

Council Tax Band - B

Local Authority - Uttlesford



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

