



28 Ansgar Road, Saffron Walden
CB11 3EJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

28 Ansgar Road

Saffron Walden | Essex | CB11 3EJ

Guide Price £385,000

- A superb three bedroom end of terrace home
- Ground floor & first floor shower rooms
- Three good size bedrooms
- Rear garden
- Partly converted garage
- Off street parking
- Popular residential location
- EPC: C / Council Tax Band: C

The Property

A well-proportioned three-bedroom, two-bathroom versatile home positioned in a popular residential location. The property benefits from driveway parking, integral garage and private rear garden.

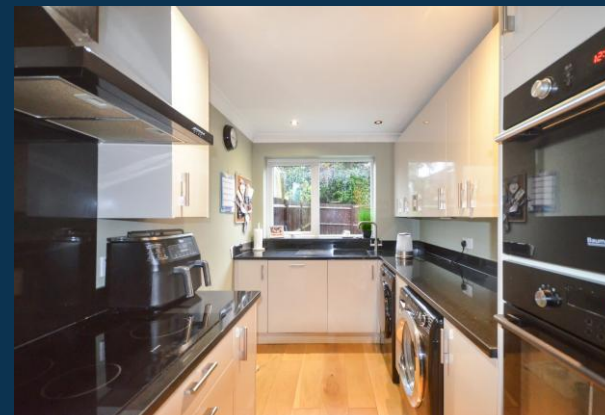
The Setting

Ansgar Road is ideally situated close to the historic town centre of Saffron Walden, the property is within walking distance to the market square and the beautiful Bridge End Gardens. The town of Saffron Walden has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a thriving twice weekly market. Leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

The property is entered via an entrance hall with the main entrance door and access to all adjoining rooms. The study features a double-glazed window to the front aspect, an additional double-glazed skylight and a range of fitted base and eye level units. The recently refitted shower room comprises a walk-in shower, wash basin with vanity cupboard below, low level WC, heated towel rail, fully tiled floor and walls, and a large storage cupboard with built-in shelving. The sitting room enjoys double glazed patio doors opening directly onto the garden, stairs rising to the first floor and an open archway leading to the dining area, which provides space for a free-standing fridge freezer and an open doorway through to the kitchen. The kitchen is fitted with a range of base and eye level units, a double-glazed window to the rear aspect, sink with stainless steel taps, integrated dishwasher, oven, microwave and four-ring induction hob with extractor hood above, together with space and plumbing for a washing machine and tumble dryer.

The first floor landing provides access to all adjoining rooms. Bedroom one benefits from a double-glazed window to the front aspect, while bedroom two enjoys a double-glazed window to the rear. Bedroom three features a double-

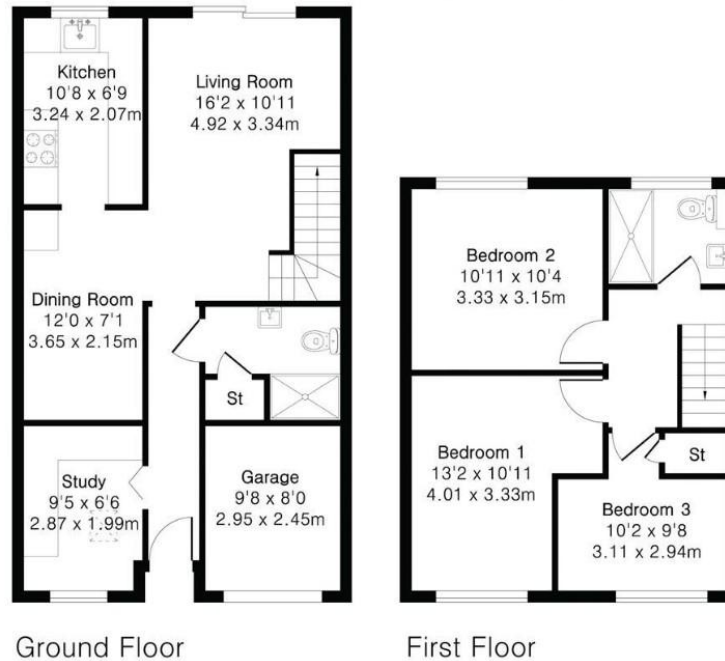


Approximate Gross Internal Area 921 sq ft - 86 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 73 sq ft – 7 sq m



glazed window to the front aspect together with a built-in storage cupboard over the stairwell. The bathroom comprises a walk-in shower, ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail, part-tiled walls and an obscure double-glazed window to the rear aspect.

Outside

The integral workshop/store, formerly part of the garage, features an up and over door and power supply and offers an ideal opportunity to convert into additional living accommodation, subject to individual needs and the necessary planning consents. Externally, a paved driveway to the front of the property provides off-street parking for two vehicles, while gated access leads to the west-facing rear garden, which is predominantly laid to artificial turf and shingle, complemented by a patio area and enclosed by timber fencing on all sides.

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 – End of terrace

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council





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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