



Harris Yard, Saffron Walden, CB11 3AR

CHEFFINS

Harris Yard

Saffron Walden,
CB11 3AR

A three bedroom end of terrace property enjoying a private garden, together with a detached garage and off-street parking. Offered chain free.

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.

3 2 1

Guide Price £365,000





GROUND FLOOR

ENTRANCE HALL

Obscure double glazed entrance door and doors to adjoining rooms.

CLOAKROOM

Comprising low level WC and wash basin.

SITTING/DINING ROOM

Double glazed window to the front aspect, fireplace with inset electric fire and staircase rising to the first floor with under stair storage cupboard.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, double oven (in need of repair) with hob above, integrated fridge freezer and dishwasher and free-standing washing machine. Double glazed window to the rear aspect and adjoining double glazed patio doors providing access to the garden.

FIRST FLOOR

LANDING

Access to the loft space and doors to adjoining rooms.

BEDROOM 1

A pair of double glazed windows to the front aspect, fitted wardrobe and door to:

EN SUITE

Comprising shower enclosure, WC, wash basin and obscure double glazed window.

BEDROOM 2

Double glazed window to the rear aspect and fitted wardrobe.

BEDROOM 3

Double glazed window to the rear aspect and fitted wardrobe.

BATHROOM

Comprising panelled bath, wash basin and WC.

OUTSIDE

To the side of the property is a detached garage with parking space in front. To the rear of the property is a private garden which is laid to lawn with hardstanding area.

DETACHED GARAGE

Up and over door and glazed personal door to the garden. Power and lighting connected and eaves storage space.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		75	80
(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	

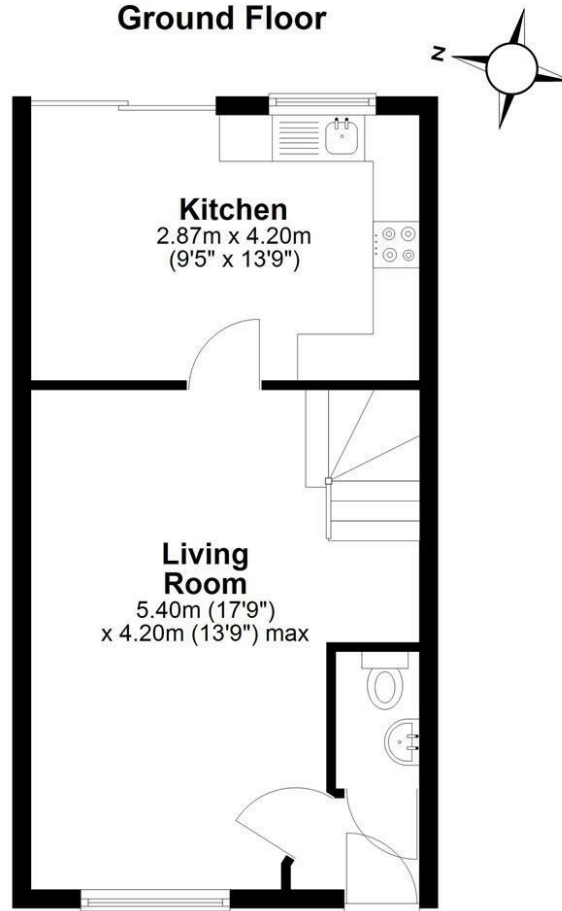
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Tenure - Freehold

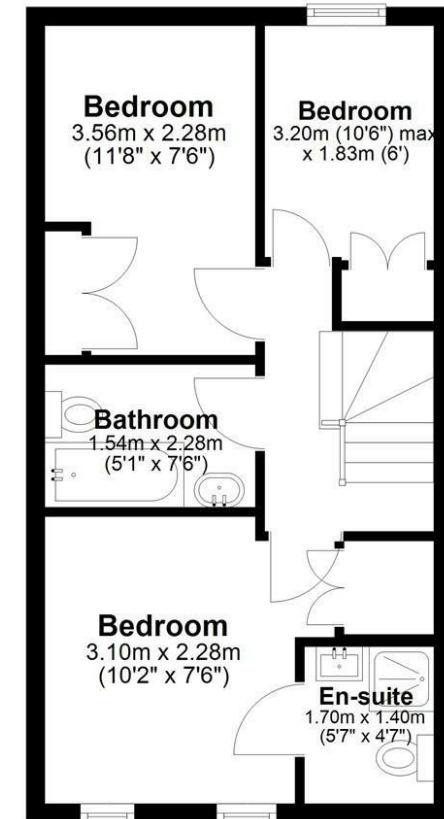
Council Tax Band - D

Local Authority - Uttlesford

Ground Floor



First Floor



Total area: approx. 70.5 sq. metres (759.1 sq. feet)

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

