



Hollyhock Road, Saffron Walden, CB10 2AG

CHEFFINS

Hollyhock Road

Saffron Walden,
CB10 2AG

A semi-detached three bedroom home situated in a popular residential location. The property offers scope for improvement, together with ample off street parking and a well-proportioned rear garden. 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.



Guide Price £385,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and door to:

SITTING ROOM

Window to the front aspect, feature fireplace and fitted cabinets. Door to:

KITCHEN/DINER

Fitted with base and eye level units, stainless steel sink, four ring gas hob with extractor hood over, electric oven, integrated microwave, space and plumbing for washing machine and space for free-standing fridge freezer. Window to the rear aspect and obscure glazed external door to the side. Door to:

GROUND FLOOR SHOWER ROOM

Comprising pedestal wash basin, shower enclosure and obscure glazed window to the side aspect. Door to:

WC

Comprising low level WC and obscure glazed window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, window to the side aspect and access to the loft space.

BEDROOM 1

Window to the front aspect and fitted wardrobes. Door to:

WC

Comprising ceramic wash basin and low level WC.

BEDROOM 2

Window to the rear aspect and built-in airing cupboard.

BEDROOM 3

Window to the rear aspect.

OUTSIDE

To the front of the property the garden is laid to lawn with a driveway providing off-street parking. There is gated access to the rear garden which is predominantly laid to lawn with hedges bordering and two timber sheds.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(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

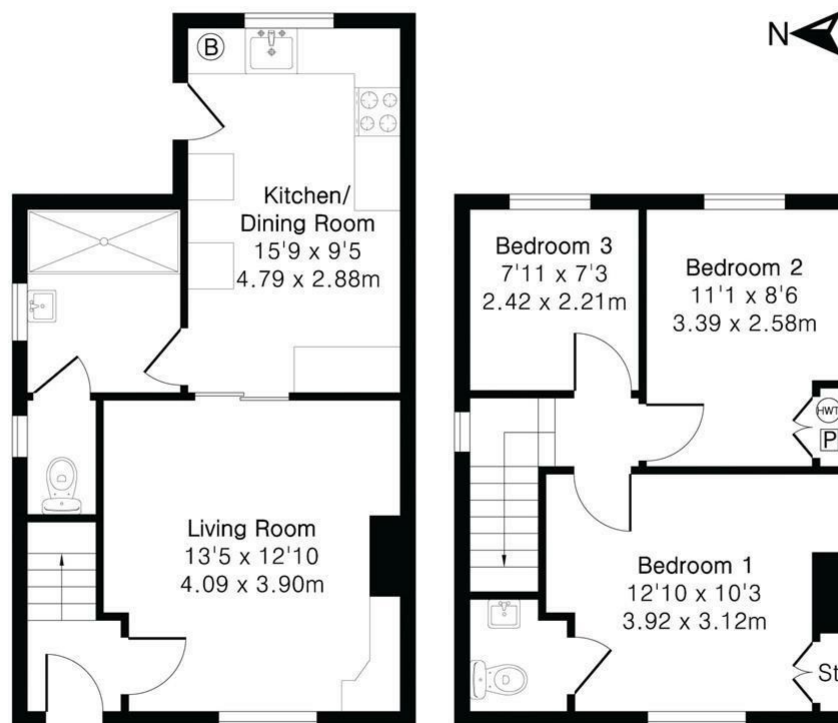
Council Tax Band – C

Local Authority – Uttlesford

Approximate Gross Internal Area 768 sq ft - 71 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 348 sq ft – 32 sq m



Ground Floor

First Floor

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.



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