



Birdbush Avenue, Saffron Walden, CB11 4DJ

CHEFFINS

Birdbush Avenue

Saffron Walden,
CB11 4DJ

A two, double bedroom ground floor maisonette positioned in a popular residential location. The property enjoys bright and well-proportioned living accommodation throughout and enjoys both front and rear garden. The property presents huge scope for modernisation and is 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.

2 1 1

Guide Price £190,000





ENTRANCE HALL

Entrance door together with an obscure window to the front aspect, doors to adjoining rooms.

LIVING ROOM/DINING ROOM

Double glazed window to the front aspect and fireplace with tiled hearth and electric fire.

KITCHEN

Dual aspect with double glazed window to the rear together with an obscure double glazed door leading directly into the garden. Fitted with a range of base and eye level units, sink unit with splashback tiles, part-tiled wall and spaces for cooker, washing machine and fridge freezer.

BEDROOM 1

Double glazed window to the rear aspect, built-in storage cupboard.

BEDROOM 2

Double glazed window to the front aspect with a pair of built-in storage cupboards.

BATHROOM

Comprising panel bath with electric shower above, tiled wall and ceramic

wash basin with vanity cupboard space beneath, low level WC, obscure double glazed window to the rear aspect.

OUTSIDE

The apartment has exclusive use of the front garden and partial use of the rear garden. The front garden is predominantly laid to lawn with hedgerows bordering and a mixture of shrubs, trees and flowers. There is shared side access to the rear garden which is mainly laid to lawn with hedgerow, mature trees and timber fences bordering.

LEASEHOLD

Term: 125 years from 16 May 1988 (87 years remaining)

Ground Rent: £10 p.a.

Service Charge: £286.94 p.a. (for 2025/26 period)

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

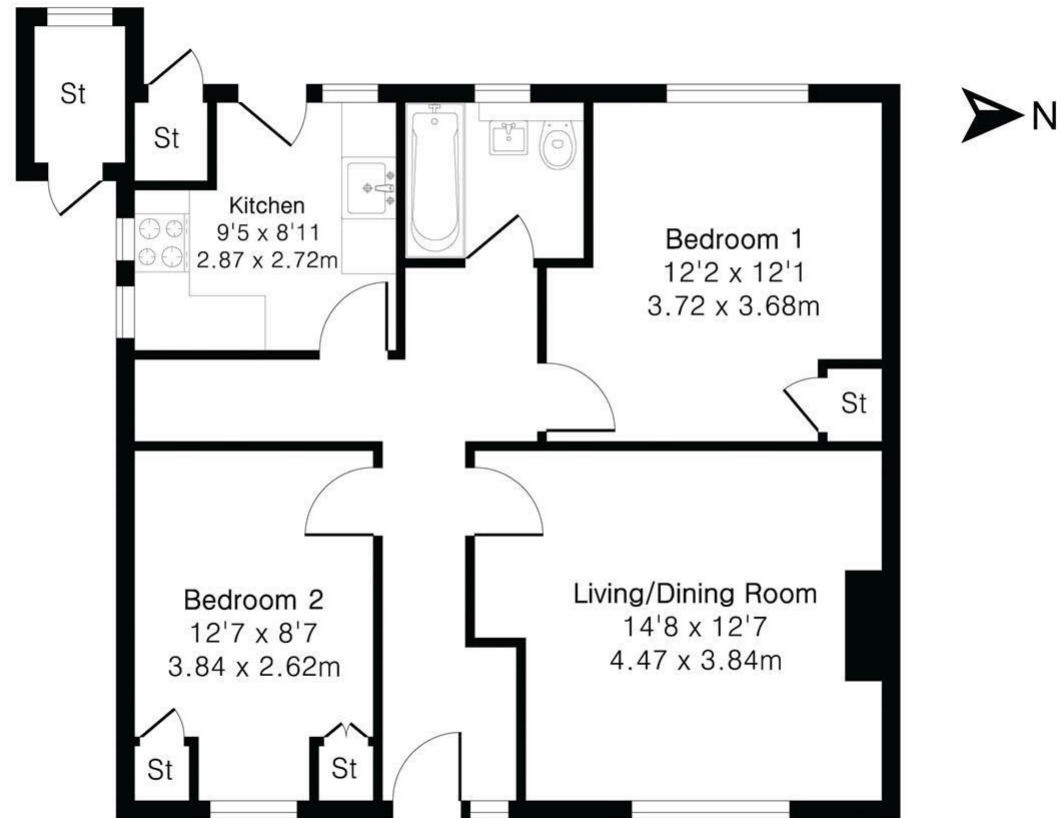
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Tenure - Leasehold

Council Tax Band - B

Local Authority - Uttlesford

Approximate Gross Internal Area 693 sq ft - 64 sq m



Ground 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

