



Lompits Way, Saffron Walden, CB11 4DN

**CHEFFINS**

## Loompits Way

Saffron Walden,  
CB11 4DN

A recently refurbished one bedroom home situated in a popular residential location. The property benefits from a refitted kitchen and bathroom, a landscaped garden and off street parking.

### 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 £230,000**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door, fitted coat cupboard and door to:-

### KITCHEN/SITTING ROOM

Refitted kitchen with base and eye level units with worktop over, electric oven with induction hob and extractor above, stainless steel sink, slimline dishwasher, integrated fridge/freezer, washing machine, cupboard housing the gas fired combi boiler, window to the front aspect. The sitting area has glazed sliding doors leading to the garden and stairs rising to the first floor.

## FIRST FLOOR

### LANDING

Door to adjoining rooms and access to the loft space, useful storage cupboard and window to the side aspect.

### BEDROOM

Window to the front aspect.

### BATHROOM

Refitted bathroom comprising

ceramic basin with vanity unit beneath, panelled bath with shower above, low level WC, Velux window.

## OUTSIDE

The garden has an Indian sandstone terrace area which is perfect for al fresco entertaining with the remainder being predominantly laid to lawn with a useful shed and gated side access leading to the driveway providing off-street parking.

## VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-100) <b>A</b>                           |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

Guide Price £230,000

Tenure – Freehold

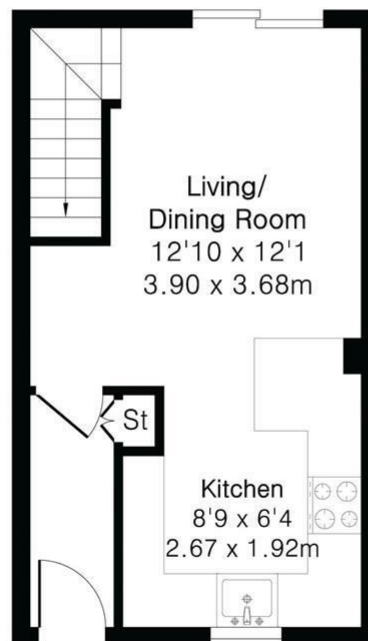
Council Tax Band – B

Local Authority – Uttlesford

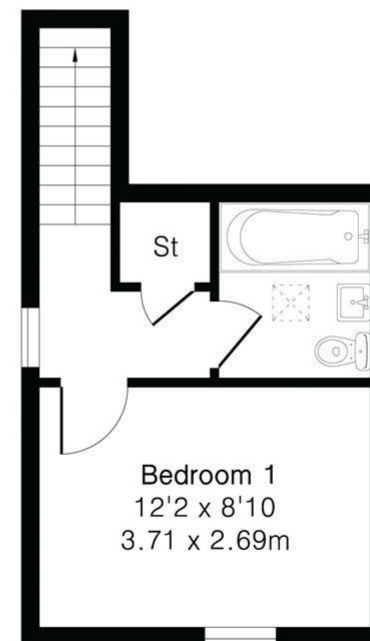
**Approximate Gross Internal Area 475 sq ft - 44 sq m**

Ground Floor Area 268 sq ft – 25 sq m

First Floor Area 207 sq ft – 19 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

