

Fairycroft Road, Saffron Walden, CB10 1LZ

CHEFFINS

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Fairycroft Road

Saffron Walden,
CB10 1LZ

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Guide Price £200,000



- Prime central location
- Double bedroom
- Fitted kitchen
- Gated off-street parking
- Courtyard
- Chain Free

A double bedroom ground floor maisonette in a prime central town location and only a short walk from the common, market square and local amenities. The property enjoys well presented accommodation together with gated off-street parking and a private courtyard 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.

GROUND FLOOR

KITCHEN/LIVING ROOM
A open well proportioned space with obscure double glazed door providing direct access onto Fairycroft Road and double glazed sash window to the front aspect. The kitchen comprises a range of base and eye level units with worktop space over, four ring gas hob, sink, double oven, integrated washing machine and free-standing fridge freezer. A further double glazed door provides access to the rear onto the shared courtyard area and parking space together with double glazed window to rear. Wooden laminate flooring and door to:-

INNER HALLWAY
Built-in storage/wardrobe cupboard with shelving.

DOUBLE BEDROOM
A pair of double glazed sash windows to the front aspect providing a good degree of natural light.

SHOWER ROOM
Three piece suite incorporating a large shower enclosure, low level WC, wash basin, heated towel rail and obscure double glazed window to the rear aspect.

OUTSIDE
The property is set in a prime central location with only a short walk to the market square, common and nearby shops and facilities. The property is accessed via a pair of electric gates in turn leading to a shared courtyard parking area with the adjoining property and enjoys its own gated outdoor space.

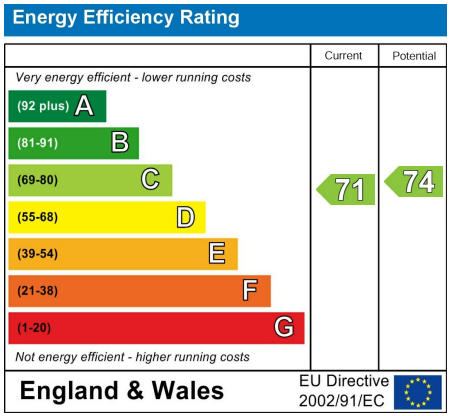
LEASEHOLD
A new leasehold Title is currently being created.
Term: 999 Years
Ground Rent: To be confirmed
Service Charge: To be confirmed

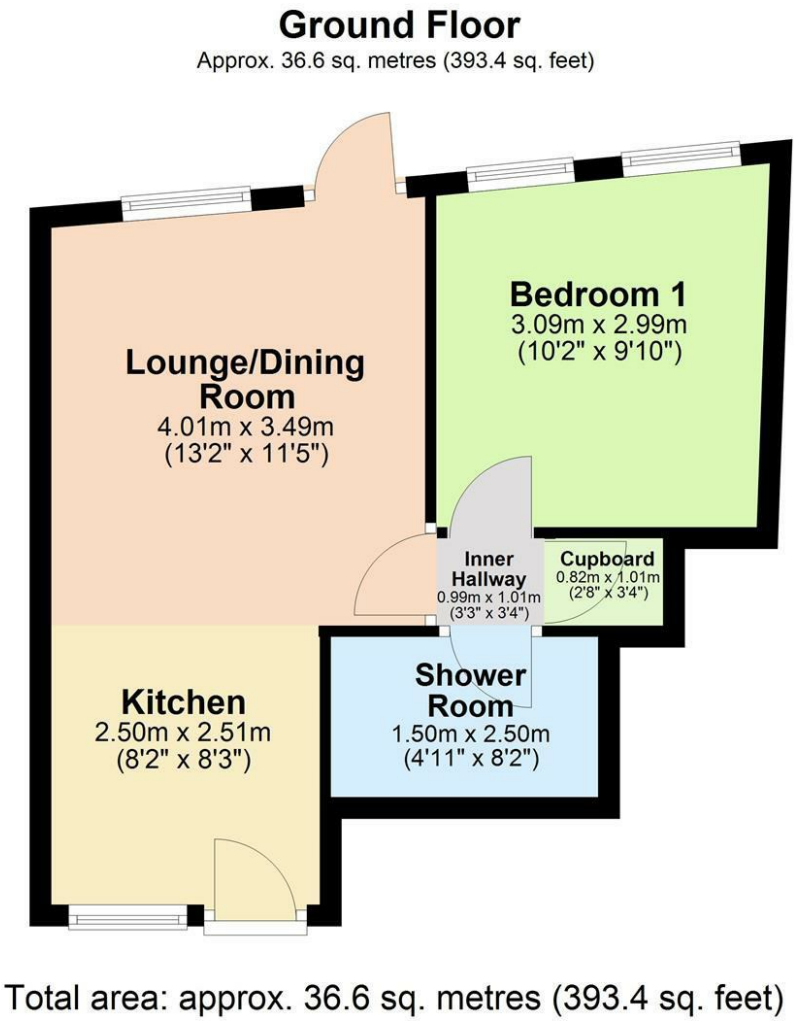
AGENT'S NOTES
Council Tax Band - C
• Property Type - Ground floor maisonette
• Property Construction - Brick with tiled roof
• Number & Types of Room - Please refer to the floorplan
• Square Footage - 393.4 sq ft
• Parking - x1 Off-street parking space
UTILITIES/SERVICES
• Electric Supply - Mains
• Water Supply - Mains
• Sewerage - Mains
• Heating - Mains gas fired boiler with radiators
• Broadband - To be connected (Fibre to the Cabinet available)
• Mobile Signal/Coverage - Good
• Flood risk - Very low
• Conservation Area – Yes
BUILDING SAFETY
• The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
• The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
• The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

VIEWINGS
Strictly by appointment through the agent.









Total area: approx. 36.6 sq. metres (393.4 sq. feet)

Guide Price £200,000
Tenure - Leasehold - Share of Freehold
Council Tax Band - B
Local Authority - Uttlesford

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.