



Lompits Way, Saffron Walden, CB11 4DN

CHEFFINS

Loompits Way

Saffron Walden,
CB11 4DN

A well appointed, semi detached home situated in a popular residential location. The property benefits from bright and well proportioned living accommodation throughout together with a private rear 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.



Offers In Excess Of £235,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, built-in storage cupboard and door to:

LIVING ROOM

Double glazed patio doors opening to the garden, staircase rising to the first floor and door to:

KITCHEN

Fitted with a range of base and eye level units, tiled splashbacks, stainless steel sink, four ring gas hob with extractor hood above, built-in oven, integrated fridge and freezer and space and plumbing for washing machine. Double glazed window to the front aspect.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, built-in storage cupboard and doors to adjoining rooms.

BEDROOM

Double glazed window to the front aspect.

SHOWER ROOM

Comprising ceramic wash basin with tiled splashback, low level WC, shower enclosure with tiled walls, heated towel rail and double glazed skylight window.

OUTSIDE

To the front of the property is a driveway providing off-street parking to two vehicles and access to the carport. The front garden is laid to shingle with a paved pathway leading to a covered entrance porch with tiled floor and an external storage cupboard. There is gated side access to the south-east facing rear garden which is predominantly laid to lawn with a paved terrace and planted with mature shrubs and trees. In addition, there is a timber storage shed and a timber boundary fence.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 475 sq ft - 45 sq m

Ground Floor Area 254 sq ft – 24 sq m

First Floor Area 221 sq ft – 21 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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 – 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.



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