



Thaxted Road, Saffron Walden, CB11 3AG

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3AG

A charming two bedroom period home positioned in a popular residential location within the town. The property enjoys bright and well proportioned accommodation with a wealth of character features, together with a generous 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 £290,000





GROUND FLOOR

ENTRANCE HALL

Victorian style front door with glass panels, built-in storage cupboard and door to:-

LIVING ROOM

Staircase rising to the first floor, double glazed window to the front aspect, built-in storage cupboard, log burner with oak mantle and tiled hearth.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop over, butler sink with mixer tap, four ring induction hob with extractor hood above and oven beneath, part-tiled wall, integrated appliances of fridge, freezer, microwave and washing machine, double glazed window to the rear aspect and door providing access to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in storage cupboard.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2/STUDY

Double glazed window to the rear aspect with views of the garden.

BATHROOM

Comprising ceramic wash basin with vanity cupboard above, panelled bath with independent shower above, low level WC, heated towel rail, tiled walls and flooring and double glazed window to the rear aspect.

OUTSIDE

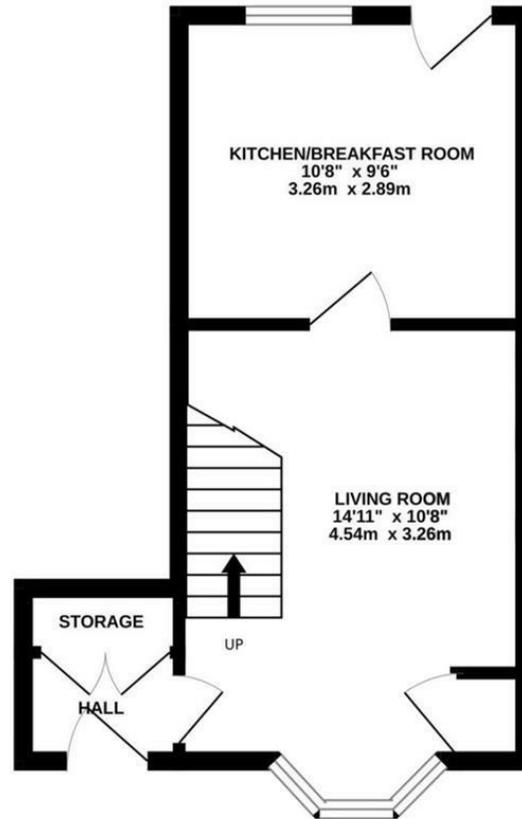
A pathway leads to the front door with an adjoining garden, predominantly laid to lawn with flowers and shrubs bordering. The property boasts a deep rear garden where a paved patio leads up to the lawn, bordered by timber fencing and planted with mature trees and hedges. The outdoor space includes two timber sheds to the rear of the garden.

VIEWINGS

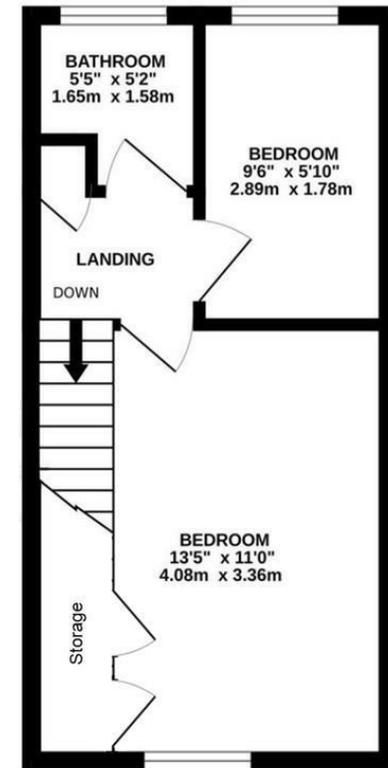
By appointment through the Agents.



GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(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

Guide Price £290,000

Tenure - Freehold

Council Tax Band - C

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.

