



Ross Close, Saffron Walden, CB11 4DU

CHEFFINS

Ross Close

Saffron Walden,
CB11 4DU

A three bedroom detached home positioned in a popular residential location. Providing bright and well proportioned living accommodation throughout, the property also enjoys private rear garden, driveway parking and detached garage. 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.

3 1 3

Guide Price £350,000





GROUND FLOOR

ENTRANCE HALL

Obscure glazed door and window to the front aspect, door to:-

LIVING ROOM

Staircase rising to the first floor with storage cupboard under, double glazed window and patio door to the rear aspect. Archway to:

DINING ROOM

Double glazed door opening to the conservatory. Open archway to:

KITCHEN

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

CONSERVATORY

Triple aspect windows and door opening to the garden.

FIRST FLOOR

LANDING

Double glazed window to the front aspect and built-in linen cupboard.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect.

BATHROOM

Comprising panelled bath with electric shower over, ceramic pedestal wash basin and low level WC, part-tiled walls, obscure double glazed window to the front aspect.

OUTSIDE

To the front of the property is a walled garden which is laid to lawn with paved steps leading to the entrance door. There is driveway parking and a detached garage with up and over door, gated side access to the rear garden which is predominantly laid to lawn with flowers and shrub beds along with a paved terrace and enclosed by timber fences.

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		

Guide Price £350,000

Tenure - Freehold

Council Tax Band - D

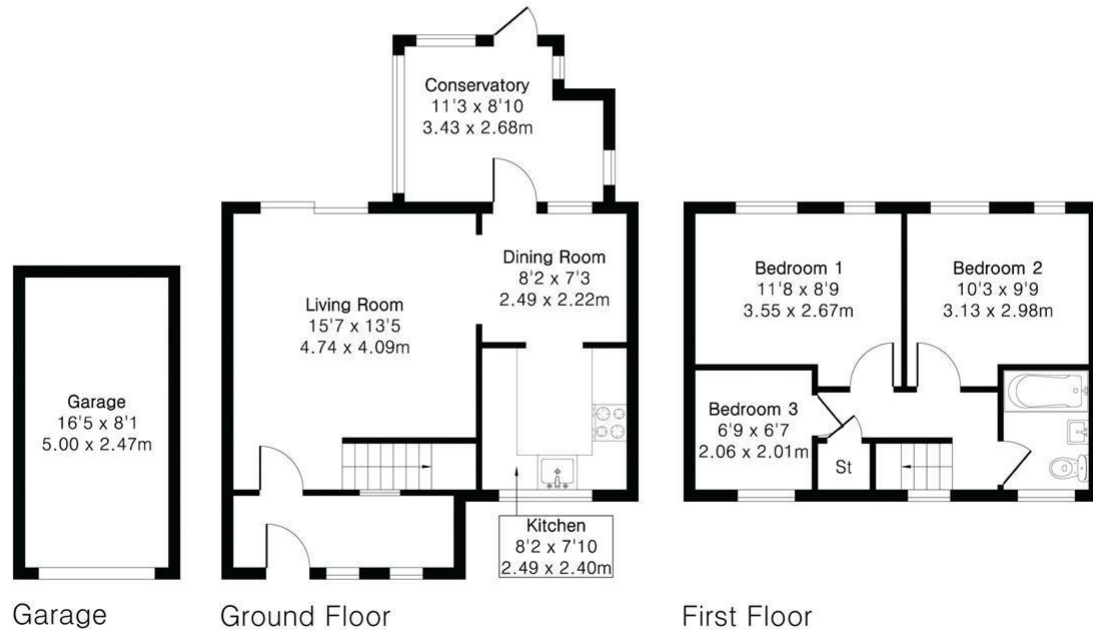
Local Authority - Uttlesford

**Approximate Gross Internal Area 847 sq ft - 78 sq m
(Excluding Garage)**

Ground Floor Area 500 sq ft - 46 sq m

First Floor Area 347 sq ft - 32 sq m

Garage Area 133 sq ft - 12 sq m



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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