



Church Street, Saffron Walden, CB10 1JS

**CHEFFINS**

## Church Street

Saffron Walden,  
CB10 1JS

A superbly positioned townhouse set in a private courtyard in an enviable central town location, just off Church Street. The property provides versatile accommodation, together with a garage for 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.

2 1 1

**Guide Price £350,000**





## GROUND FLOOR

### GARAGE

The property has one parking space in a good sized garage with up and over door, power and lighting connected. In addition, there are 2 visitor parking spaces shared between the 9 properties within the courtyard.

An external staircase to the side of the property, shared with the adjoining property, leads up to:

## FIRST FLOOR

### ENTRANCE HALL

Entrance door and obscure double glazed window to the rear aspect, staircase rising to the first floor with storage space under.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink, oven with four ring gas hob and extractor hood over, integrated dishwasher and space for fridge freezer, washing machine and tumble dryer. Double glazed window to the rear aspect.

### SITTING/DINING ROOM

The sitting room area has a double glazed bay window to the front aspect

and gas fire. The dining area features bespoke built-in cabinetry with shelving and a double glazed window to the front aspect.

## SECOND FLOOR

### LANDING

Double glazed window to the rear aspect, built-in airing cupboard housing the hot water cylinder and shelving. Doors to adjoining rooms.

### BEDROOM 1

Built-in wardrobes with sliding doors and double glazed bay window to the front aspect.

### BEDROOM 2

Built-in wardrobe and double glazed window to the front aspect.

### SHOWER ROOM

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard beneath, low level WC, tiled walls and flooring and obscure double glazed window to the rear aspect.

### AGENT'S NOTE

There is a Court Management charge of £300 p.a. to cover the maintenance of the communal areas and liability insurance.

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| (92 plus) <b>A</b>                          | 87                      |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</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 |

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Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford



Approximate Area = 864 sq ft / 80.2 sq m

Garage = 183 sq ft / 17 sq m

Total = 1047 sq ft / 97.2 sq m

For identification only - Not to scale

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.

