



Thaxted Road, Saffron Walden, CB11 3BJ

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3BJ

- Semi-detached house
- Scope for modernisation and enlargement (STPP)
- Two bedrooms
- No upward chain
- Garage & driveway

A two bedroom semi-detached house providing scope for modernisation and an opportunity to enlarge (subject to relevant planning). In addition, the property enjoys a generous plot and is offered chain free.

2 1 2

Guide Price £450,000





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

ENTRANCE PORCH

Glazed entrance door and window to the front aspect. Further glazed door to:

HALLWAY

Staircase rising to the first floor with storage cupboard under and glazed door to:

DINING ROOM

Doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

SITTING ROOM

Bay window to the front aspect.

KITCHEN

Fitted with base and eye level units with worktop space over, sink unit, space and plumbing for washing machine and tumble dryer, four ring electric hob with extractor hood over and space for free-standing fridge and freezer. Window to the side aspect and obscure glazed door leading to the garden.

SUN ROOM

Sliding patio doors to the rear aspect and window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, window to the side aspect and access to the loft space.

BEDROOM 1

Window to the front aspect, fitted wardrobes and vanity unit with wash basin.

BEDROOM 2

Window to the rear aspect and fitted wardrobes.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath, shower enclosure and obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a gravelled garden area and a block paved driveway providing off-street parking and access to the garage. There is gated side access to the

rear garden which is predominantly laid to lawn with a paved terrace area for al fresco entertaining, flower and shrub beds and an outbuilding/store room.

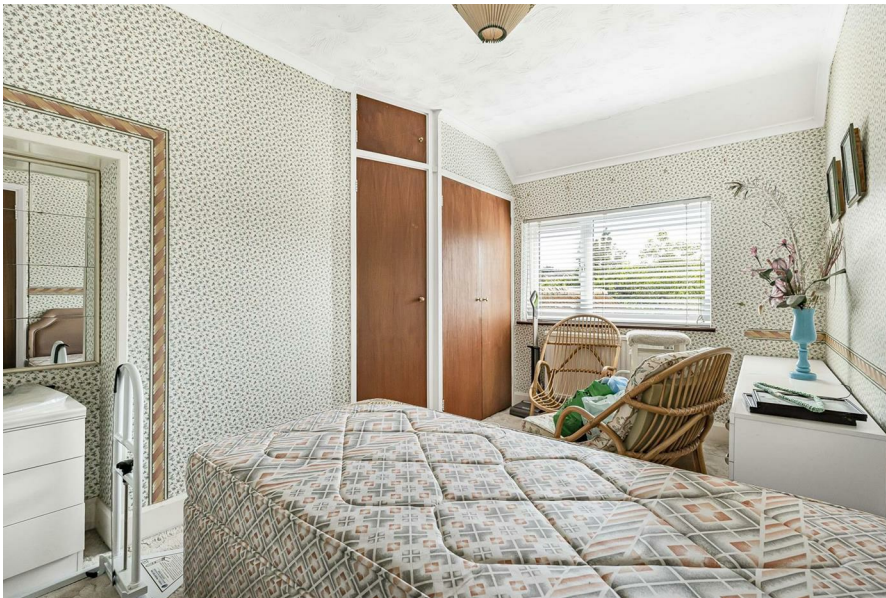
GARAGE

Electric roller shutter door, power and lighting connected, window to the rear aspect and personal door to the garden.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

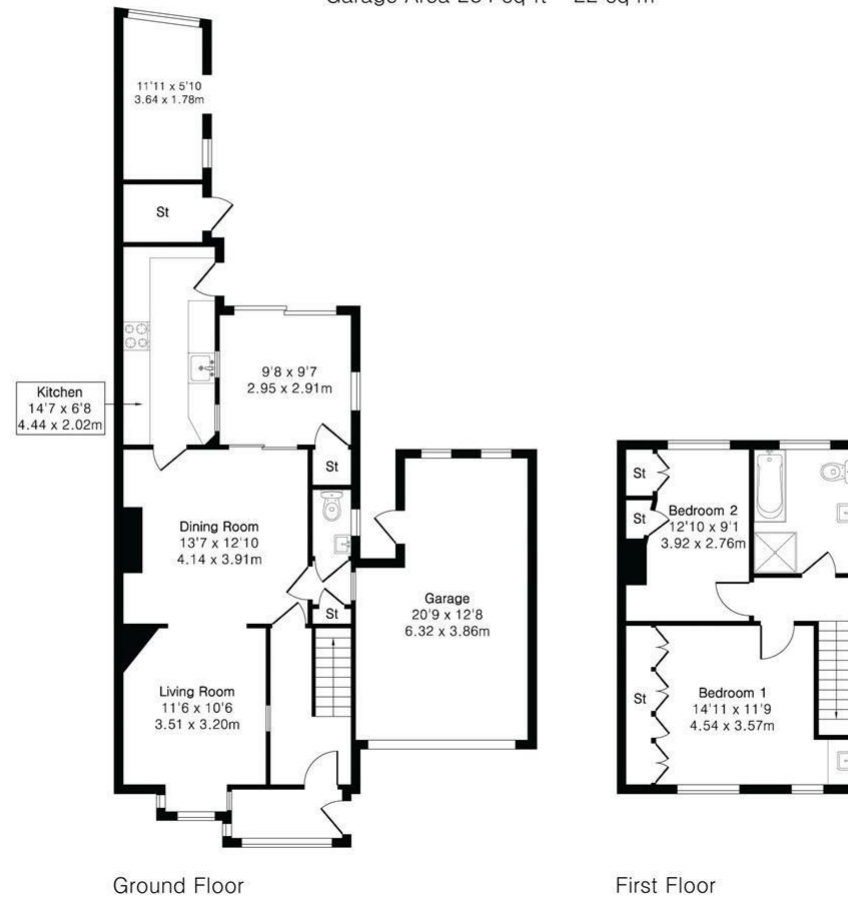
Local Authority - Uttlesford

**Approximate Gross Internal Area 1165 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 751 sq ft - 70 sq m

First Floor Area 414 sq ft - 38 sq m

Garage Area 234 sq ft - 22 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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