



Harris Yard, Saffron Walden, CB11 3AR

CHEFFINS

Harris Yard

Saffron Walden,
CB11 3AR

A well appointed two double bedroom home positioned in a popular and tucked away location within the town. Providing bright and well proportioned living accommodation throughout, with an en suite, family bathroom and ground floor WC. The property enjoys a private rear garden and is within walking distance to host of local amenities. 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.



Offers In Excess Of £310,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, doors to adjoining rooms.

CLOAKROOM

Comprising low level WC, ceramic wash basin and part-tiled walls.

LIVING ROOM

Double glazed window to the front aspect, electric fireplace with quartz hearth and understairs storage cupboard.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop over and tiled splashbacks, stainless steel sink, four ring gas hob with extractor hood over, integrated oven and grill, integrated dishwasher, washing machine, fridge and freezer. Tiled flooring, staircase rising to the first floor and double glazed window together with double glazed patio doors providing views and access to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in linen cupboard with shelf.

BEDROOM 1

Double glazed window to the front aspect, built-in double wardrobe and door to:

EN SUITE

Comprising low level WC, ceramic wash basin, vanity cupboard, shower enclosure and obscure double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect and built-in double wardrobe.

BATHROOM

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

OUTSIDE

To the front of the property there is a paved walkway leading to the front door with an adjoining shingled garden, planted with a range of shrubs and flowers. The rear garden is east-facing, predominantly laid to lawn with a patio, flower and shrub borders, timber storage shed and gated pedestrian access to the rear. The property has an allocated parking space.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			64
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Tenure – Freehold

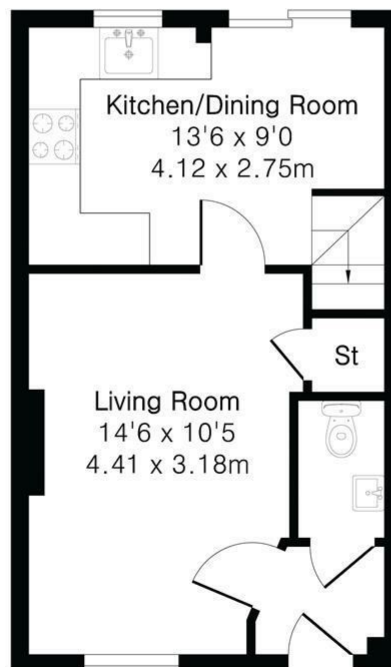
Council Tax Band – C

Local Authority – Uttlesford

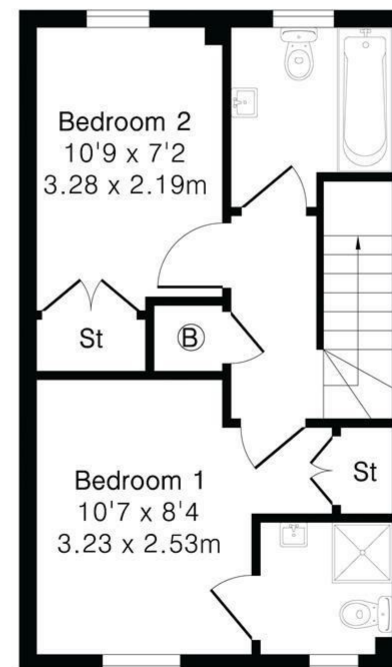
Approximate Gross Internal Area 644 sq ft - 60 sq m

Ground Floor Area 322 sq ft – 30 sq m

First Floor Area 322 sq ft – 30 sq m



Ground Floor



First Floor

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

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.

