



Artisans Dwellings, Saffron Walden, CB10 1LW

**CHEFFINS**



## Artisans Dwellings

Saffron Walden,  
CB10 1LW

- No onward chain
- End terrace
- Central town location
- Generous living accommodation
- Wealth of character features
- Basement

A charming and handsome two-bedroom Victorian cottage situated in an enviable location with easy access to the town's facilities. Offering generous and flexible living accommodation over three floors, the property further benefits from secluded rear garden and parking provisions.

2 1 2

Guide Price £295,000





## 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 HALL

Entrance door and obscure glazed window to the front aspect, staircase rising to the first floor, timber flooring and door to:

### SITTING/DINING ROOM

Fireplace with brick hearth and gas fire, built-in storage cupboards and shelving, timber flooring, exposed timbers, double glazed windows to the front and side aspects and door and staircase leading down to the basement. Double doors to:

### KITCHEN

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

### BASEMENT

Fully tanked with window to the front aspect providing natural light.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Large double glazed window to the front aspect, original timber flooring and built-in storage cupboard.

### BEDROOM 2

Double glazed window to the rear aspect and original timber flooring.

### BATHROOM

Suite comprising free standing bath, shower enclosure, ceramic wash basin and low level WC. Part tiled walls and tiled flooring and obscure double glazed window to the rear aspect.

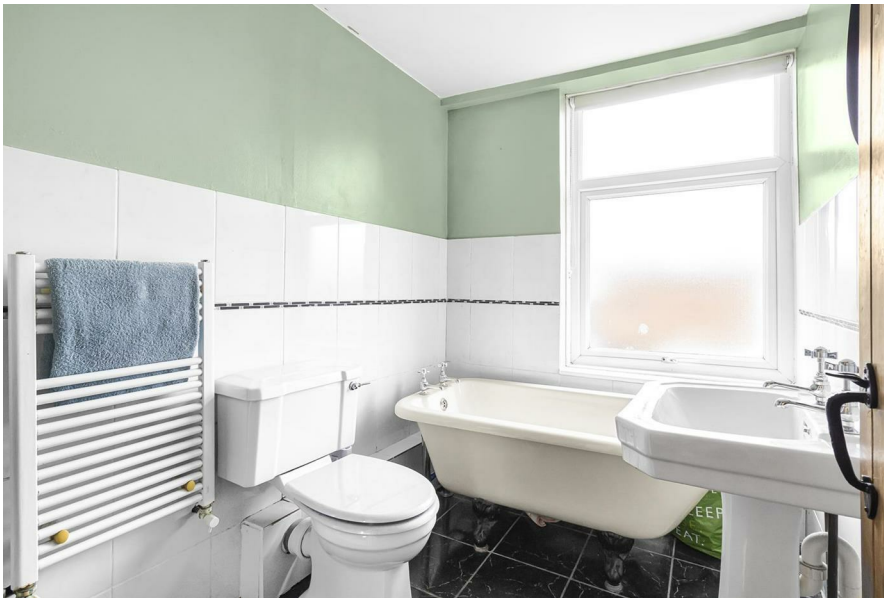
### OUTSIDE

The front garden has a timber picket fence, a block paved terrace and a mature tree. There is gated side access to the rear garden which is predominantly paved with various mature trees and shrubs bordering. Adjoining the rear of the property is an outbuilding which provides space for a freezer and tumble dryer. There is private parking for residents to the side of the property.

### VIEWINGS

By appointment through the Agents.





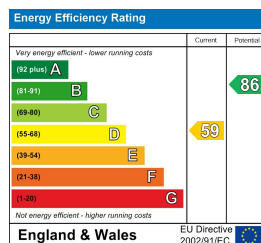


## Approximate Gross Internal Area 832 sq ft - 77 sq m

Lower Ground Floor Area 130 sq ft – 12 sq m

Ground Floor Area 417 sq ft – 39 sq m

First Floor Area 285 sq ft – 26 sq m



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Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)



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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.