



Harris Yard, Saffron Walden, CB11 3AH

CHEFFINS

Harris Yard

Saffron Walden,
CB11 3AH

A well appointed and stylish two double bedroom home positioned in a popular and tucked away location within the town. Providing bright and well proportioned living accommodation throughout, the property enjoys private a 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.

2 2 1

Guide Price £310,000





GROUND FLOOR

ENTRANCE HALL

Entrance door and doors leading to adjoining rooms.

CLOAKROOM

Comprising low level WC, pedestal wash hand basin and part tiled walls.

LIVING ROOM

Double glazed window to front aspect and electric fireplace with quartz hearth and understairs storage cupboard. Door leading to:

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink and drainer, integrated oven and grill, four ring gas hob with extractor over, space for dishwasher, washing machine and fridge freezer. Tiled flooring, staircase rising to the first floor, double glazed window to the rear aspect and double glazed sliding doors leading to garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and airing cupboard.

BEDROOM 1

Double glazed window to front aspect, built in wardrobes and door to:

EN SUITE

Comprising shower enclosure, low level WC, pedestal wash hand basin and tiled flooring. Obscure double glazed window to the front aspect.

BEDROOM 2

Double glazed window to rear aspect and built in wardrobes.

BATHROOM

Comprising panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls and obscure double glazed window to rear aspect.

OUTSIDE

The front garden is laid with shingle with shrubs bordering and paved pathway to the front door. The rear garden has a south-westly aspect and is predominantly laid to lawn with a paved terrace, timber storage shed and timber fenced borders with gated access to the rear leading to the allocated parking space.

VIEWINGS

By appointment through the Agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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 £310,000

Tenure – Freehold

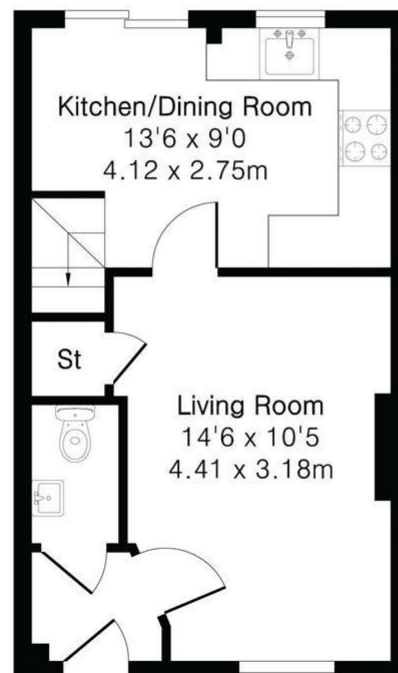
Council Tax Band – C

Local Authority – Uttlesford

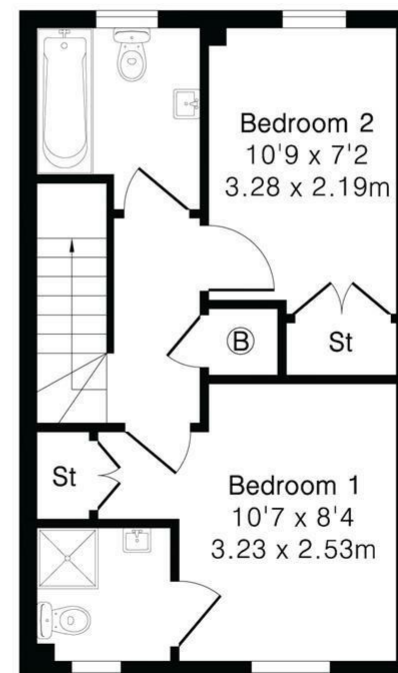
Approximate Gross Internal Area 644 sq ft - 60 sq m

Ground Floor Area 322 sq ft – 30 sq m

First Floor Area 322 sq ft – 30 sq m



Ground Floor



First Floor

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

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.

