



Goddard Way, Saffron Walden, CB10 2DQ

CHEFFINS

Goddard Way

Saffron Walden,
CB10 2DQ

A well appointed double bedroom home positioned in a popular residential location. Providing bright and open plan living accommodation, the property also enjoys South Westerly courtyard garden and is within short walking distance to the town centre.

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.



Guide Price £265,000





GROUND FLOOR

ENTRANCE

Entrance door opening to:

OPEN PLAN KITCHEN/RECEPTION ROOM

The kitchen is fitted with a range of base and eye level units with worktop over, Zanussi four ring gas hob with extractor hood over, built-in oven, sink unit with tiled splashbacks, integrated fridge and slimline dishwasher and space for washing machine. Staircase rising to the first floor with storage cupboard under, obscure double glazed window to the front aspect, double glazed window to the side aspect and double glazed patio door opening to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in storage cupboard.

BEDROOM

Built-in wardrobe and overstairs storage cupboard with shelving, part panelled wall and double glazed window to the side aspect.

SHOWER ROOM

Comprising shower enclosure with drench shower head, low level WC, ceramic wash basin with vanity cupboard beneath, heated towel rail, tiled flooring, part tiled walls and obscure double glazed window to the side aspect.

OUTSIDE

To the front of the property is a gravelled garden with an apple tree and picket fence border. There is gated side access to the south-west facing garden which is laid to lawn with a decked terrace, a raised sleeper bed planted with shrubs and trees, a timber storage shed and brick wall border. The property has an off-street parking space to the side and an allocated space in the communal car park to the rear.

VIEWINGS

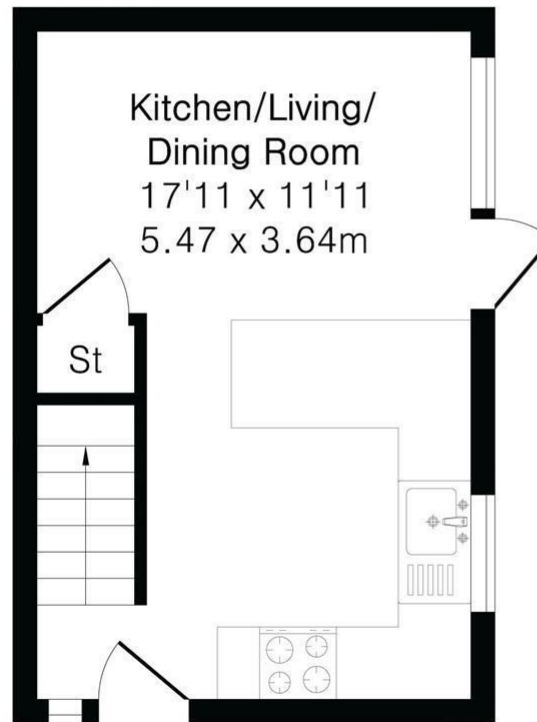
By appointment through the Agents.



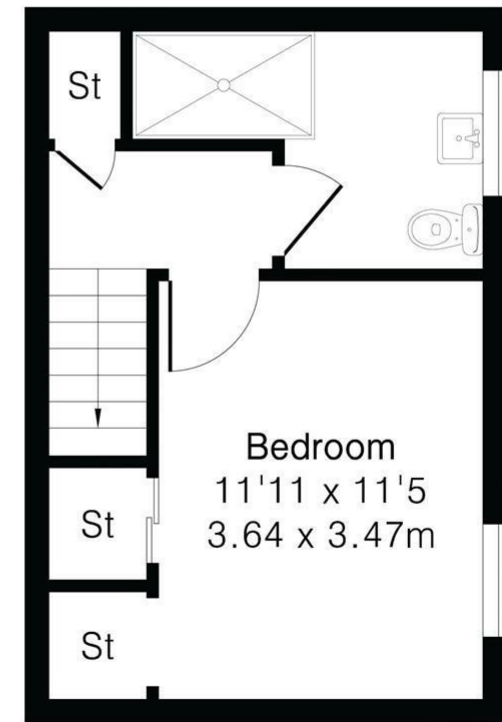
Approximate Gross Internal Area 429 sq ft -40 sq m

Ground Floor Area 215 sq ft – 20 sq m

First Floor Area 214 sq ft – 20 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £265,000

Tenure – Freehold

Council Tax Band – B

Local Authority – Uttlesford

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.

