

Goddard Way, Saffron Walden, CB10 2ED

CHEFFINS

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Goddard Way

Saffron Walden,
CB10 2ED

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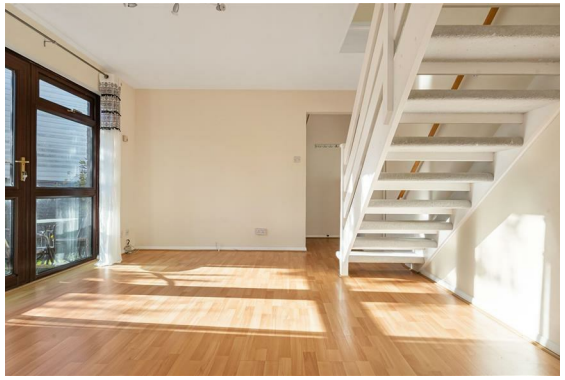
Guide Price £245,000

A double bedroom house providing well presented accommodation together with a good sized private garden and off-street parking.



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
Obscure glazed entrance door and doorway to:-

SITTING ROOM
Open tread staircase rising to the first floor with study/storage area below, double glazed door with adjoining full-height double glazed window providing access and views onto the garden.

KITCHEN
Fitted with a range of base and eye level units with worktop space over, sink unit, free-standing cooker and washing machine, double glazed window overlooking the garden.

FIRST FLOOR

LANDING
Built-in storage cupboards with shelving and hanging rail.

DOUBLE BEDROOM
Double glazed window with views of the garden.

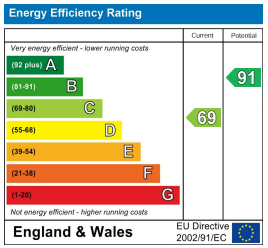
BATHROOM
A suite comprising panelled bath with independent shower over, pedestal wash basin, low level WC and obscure double glazed window.

OUTSIDE
The front of the property features an off-street parking space. The large rear garden is mainly laid to lawn with mature shrubs, bushes, and a timber shed. The property is conveniently located within walking distance of the town centre facilities and market square.

VIEWINGS
By appointment through the Agents.







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Tenure - Freehold

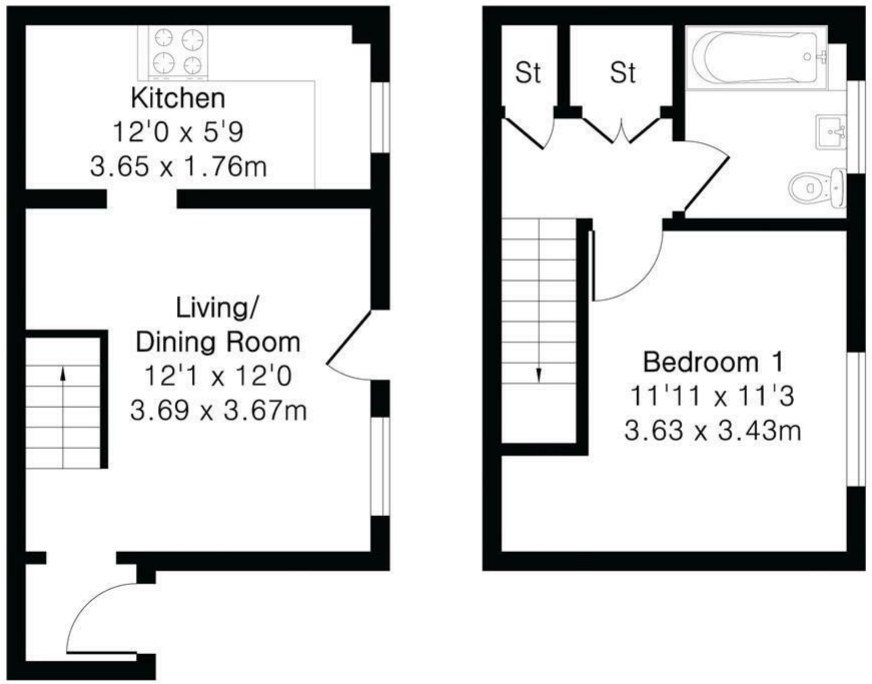
Council Tax Band - B

Local Authority - Uttlesford

Approximate Gross Internal Area 463 sq ft - 43 sq m

Ground Floor Area 239 sq ft – 22 sq m

First Floor Area 224 sq ft – 21 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.