



**Archer Road, Saffron Walden, CB10 2GG**



## Archer Road

Saffron Walden,  
CB10 2GG

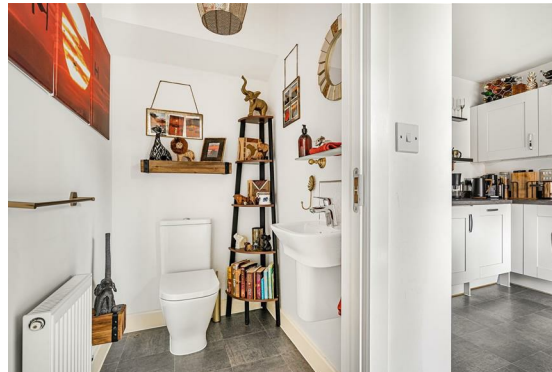
- Two double bedrooms
- Contemporary home
- Tucked away location
- Private rear garden
- Two off street parking spaces
- Open plan kitchen/diner

A stylish and well appointed two bedroom semi-detached home positioned in a popular and tucked residential location. The property enjoys bright and well proportioned living accommodation throughout together with off street parking and private rear garden.

2 1 1

**Guide Price £365,000**





## 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, stairs leading to the first floor. Door to:-

### LIVING ROOM

Double glazed window to the front aspect, built-in storage cupboard underneath the stairs, opening to:-

### KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over, sink unit, four ring induction hob with extractor above and oven beneath, integrated fridge, freezer and dishwasher. Double glazed sliding doors leading directly into the garden. Opening to:-

### UTILITY AREA

Fitted with matching base and eye level units with integrated washing machine. Door to-

### CLOAKROOM

Comprising ceramic wash basin with splashback tiles and low level WC.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM ONE

Double glazed windows to the rear aspect with views of the garden.

### BEDROOM TWO

Double glazed window to the front aspect together with built-in storage cupboard.

## BATHROOM

Comprising panelled bath with independent shower above, part-tiled wall, low level WC, ceramic wash basin and heated towel rail, obscure double glazed window to the side aspect.

## OUTSIDE

At the front of the property, a walkway leads to the timber-framed porch with a tiled roof, bordered by mature shrubs and flowers, plus two allocated parking spaces. Gated side access opens to a spacious rear garden, mainly laid to lawn with a gravelled area ideal for al fresco dining, surrounded by various shrubs and flowers, along with a timber storage shed.

## AGENT'S NOTE

There is an Estate Management Charge of £135.54 p.a.

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating  |   |
|---|---|
|   | Potential   |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> | <div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">83</span> </div> |
| (81-91) <b>B</b>  |   |
| (69-80) <b>C</b>  |   |
| (55-68) <b>D</b>  |   |
| (39-54) <b>E</b>  |   |
| (21-38) <b>F</b>  |   |
| (1-20) <b>G</b>   |   |
| Not energy efficient - higher running costs                       |   |
| England & Wales<br><small>EU Directive 2002/91/EC</small>         |   |

Guide Price £365,000

Tenure - Freehold

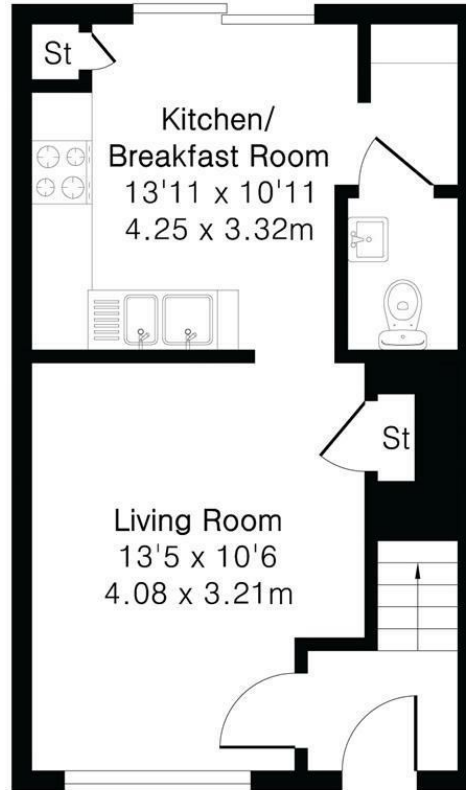
Council Tax Band - C

Local Authority - Uttlesford

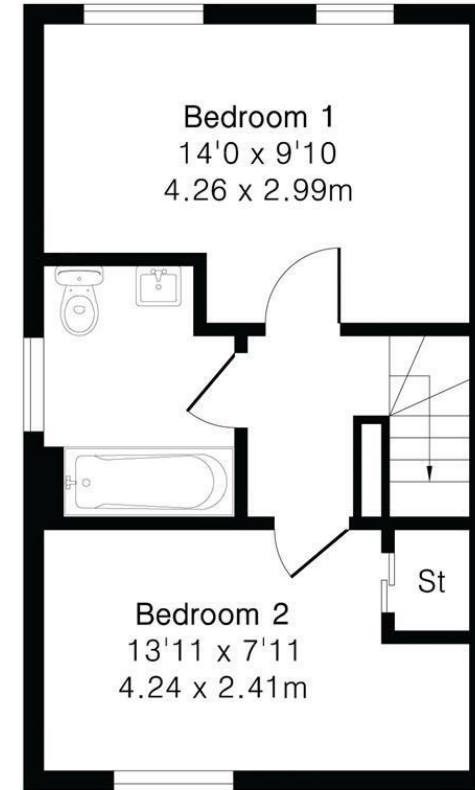
## Approximate Gross Internal Area 686 sq ft - 64 sq m

Ground Floor Area 343 sq ft - 32 sq m

First Floor Area 343 sq ft - 32 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.