



Thaxted Road, Saffron Walden, CB11 3AG

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3AG

A well presented, two double bedroom terraced cottage positioned in a popular residential location and just a short walk to a range of amenities. The property benefits from bright and well proportioned living accommodation throughout, together with generous rear garden. 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 1 1

Guide Price £320,000





GROUND FLOOR

ENTRANCE PORCH

Entrance door and further part-glazed door to:

LOUNGE/DINER

Large reception room boasting ample space for living and dining areas and redbrick fireplace with gas fired stove.

CELLAR

used for storage, accessed from the lounge/diner.

KITCHEN

A bright and airy kitchen fitted with a range of base and eye level units with worktop space over, incorporating breakfast bar, stainless steel sink, built-in oven and hob with extractor hood over, fridge freezer, washing machine and dishwasher. Door providing access to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

A double bedroom with skylight and French doors which open to a Juliette balcony providing a good degree of natural light and views over the garden.

BEDROOM 2

A double bedroom with redbrick chimney breast and fitted wardrobes.

BATHROOM

A contemporary suite comprising basin with vanity cupboard beneath, WC with hidden cistern, panelled bath with shower over and heated towel rail.

OUTSIDE

To the rear of the property is a good sized enclosed garden with decking and artificial lawn area.

AGENT'S NOTES

1 - Please note No 87 Thaxted Road has a right of way over no 85's rear garden. The property then benefits from a right of way over the gardens of the two neighbouring properties on the right hand side.

2 - Please note as the property has a high flood risk for surface water, the property has Riparian owner rights and responsibilities to the slade at the bottom of the garden.

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		79
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £320,000

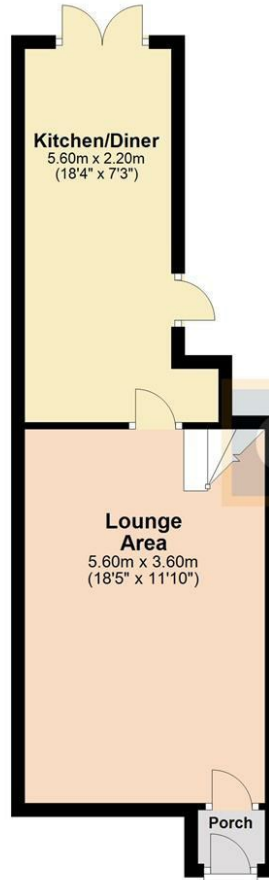
Tenure – Freehold

Council Tax Band – B

Local Authority – Uttlesford

Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 63.7 sq. metres (685.7 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.



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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.