



Ansgar Road, Saffron Walden, CB11 3EJ

CHEFFINS

Ansgar Road

Saffron Walden,
CB11 3EJ

- Three bedrooms
- Driveway parking
- Popular residential position
- Downstairs shower room
- Versatile accommodation
- Integral garage with scope to convert

A well appointed, versatile home positioned in a popular residential location. The property benefits from bright and well proportioned living accommodation throughout together with driveway parking, integral garage and private rear garden.



Guide Price £385,000





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 and doors to adjoining rooms.

STUDY

Double glazed window to the front aspect with an additional double glazed skylight and fitted with a range of base and eye level units.

SHOWER ROOM

Recently refitted walk-in shower, wash basin with vanity cupboard below, low level WC, heated towel rail, tiled floor and walls, large storage cupboard with built-in shelving,

SITTING ROOM

Double glazed patio doors leading directly into the garden and stairs rising to the first floor, open archway to:-

DINING AREA

Space for free-standing fridge freezer, open doorway to:-

KITCHEN

Double glazed window to the rear

aspect and fitted with a range of base and eye level units, space and plumbing for washing machine, tumble dryer, sink with stainless steel taps, integrated dishwasher, oven, microwave and four ring induction hob with extractor hood above.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect, built-in storage cupboard over stairwell.

BATHROOM

Comprising walk-in shower, ceramic wash basin with vanity cupboard beneath, part-tiled walls, low level WC, heated towel rail, obscure double glazed window to the rear aspect.

INTEGRAL GARAGE

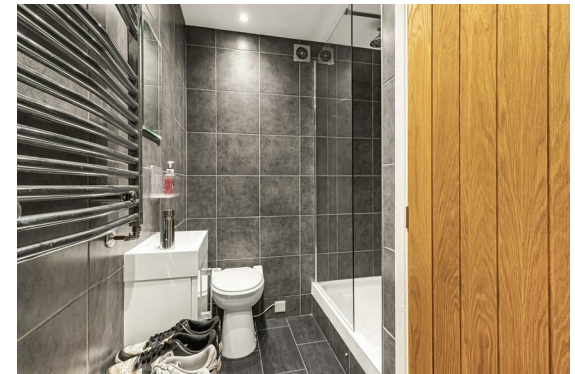
An ideal opportunity to convert into additional living accommodation subject to needs and relevant planning and approval. Fitted with up and over door and power supply.

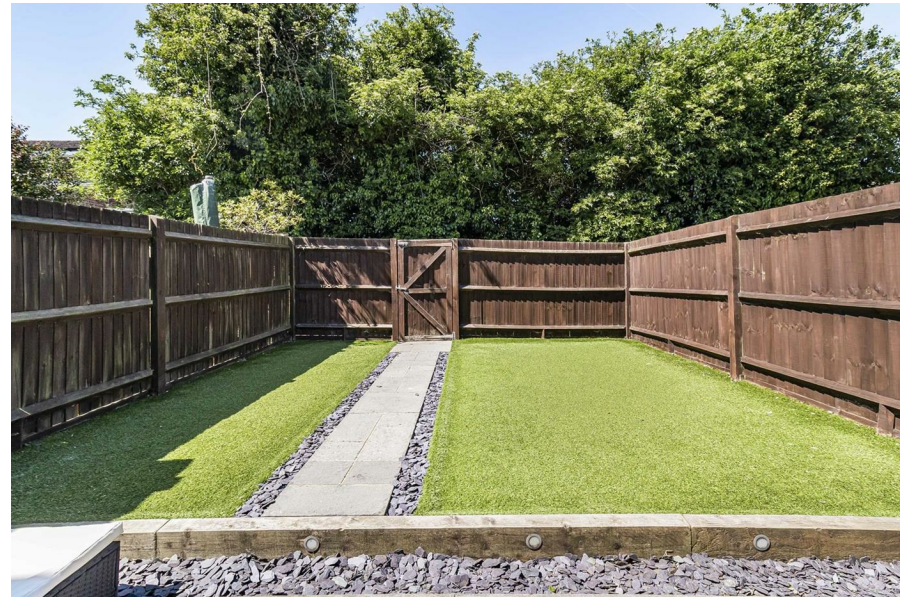
OUTSIDE

A paved driveway provides off-street parking for two cars to the front of the property. There is gated access to the west facing rear garden which is predominantly laid with artificial turf and shingle with a patio area and timber fences bordering on all sides.

VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area 921 sq ft - 86 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 73 sq ft – 7 sq m

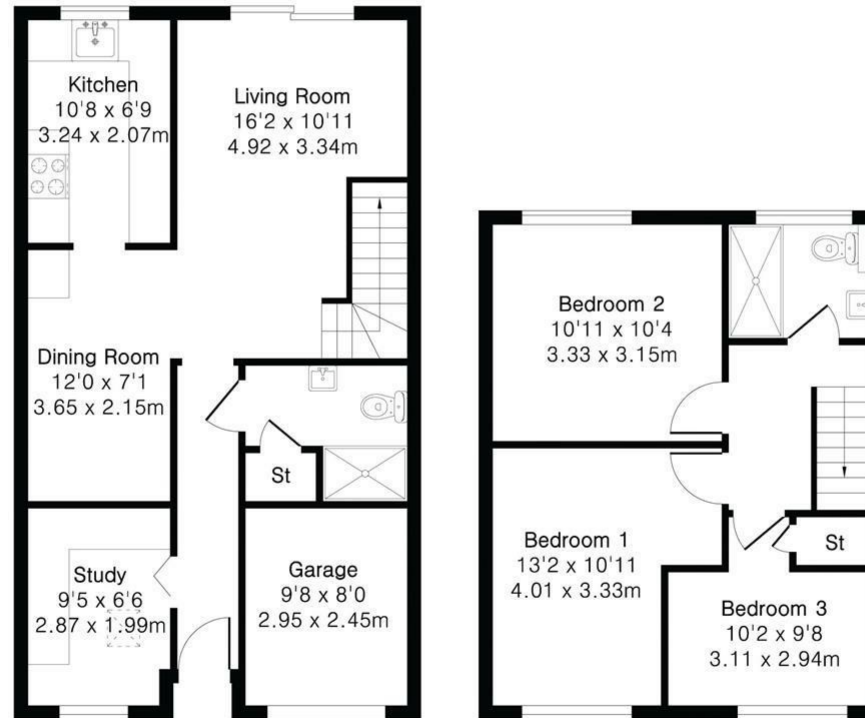
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £385,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford



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.

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CHEFFINS

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.