



Carters Croft, Ashdon, CB10 2HS

CHEFFINS

Carters Croft

Ashdon,
CB10 2HS

A two bedroom bungalow situated in a tucked away location within this popular village, The property offers bright and well proportioned accommodation, together with a south/west facing garden.

LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

2 1 1

Guide Price £245,000





ENTRANCE PORCH

Entrance door, obscure glazed windows to the front and side aspects and doors to adjoining rooms.

UTILITY ROOM

Housing the oil fired boiler, space and plumbing for washing machine and obscure glazed window to the side aspect.

HALLWAY

Doors to adjoining rooms and access to the loft space.

SITTING/DINING ROOM

Sliding glazed doors opening to the garden, feature fireplace with open fire and fitted storage cupboards.

KITCHEN

Fitted with base and eye level units, stainless steel sink, space and plumbing for dishwasher, cooker with extractor hood over, space for fridge and freezer and window to the front aspect.

BEDROOM 1

Window to the rear aspect and fitted wardrobe.

BEDROOM 2

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, panelled bath with shower over, low level WC, heated towel rail and obscure glazed window to the front aspect.

OUTSIDE

There is gated side access to the rear garden which has a paved terrace for al fresco entertaining and steps leading to a lawn. The garden is well-screened and enjoys a good degree of privacy.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC

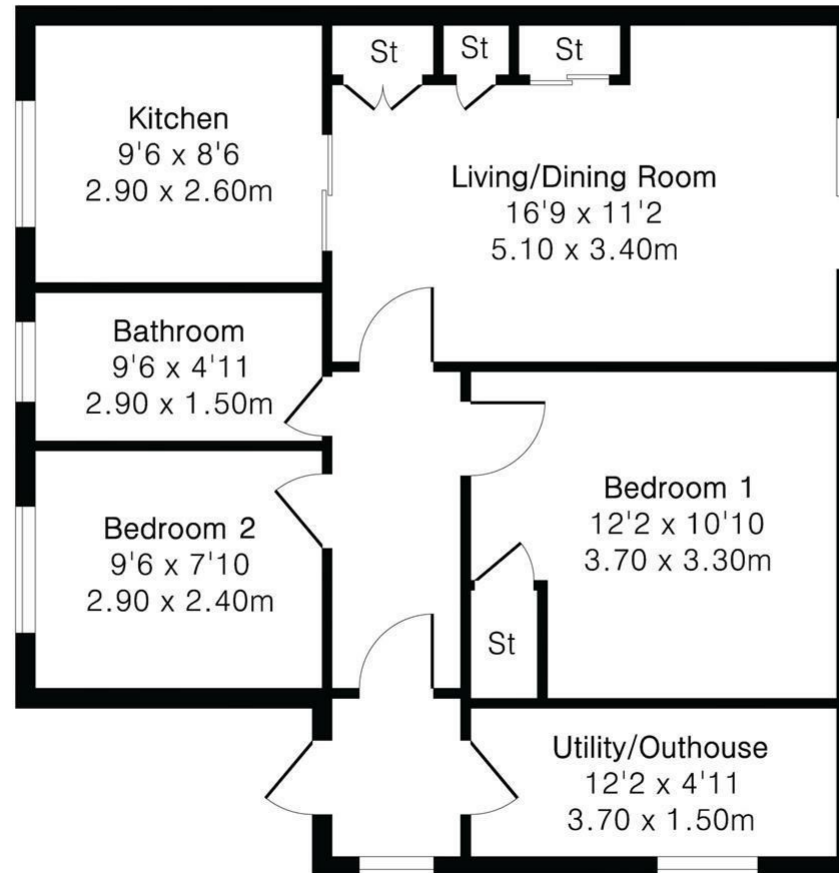
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Tenure – Freehold

Council Tax Band – B

Local Authority – Uttlesford

Approximate Gross Internal Area 677 sq ft - 63 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: 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.

