



South Road, Saffron Walden, CB11 3FA

CHEFFINS

South Road

Saffron Walden,
CB11 3FA

- Beautifully presented townhouse
- Kitchen/diner with doors to the garden
- Gated development
- Bathroom and en suite to primary
- Landscaped garden
- Driveway and garage

A beautifully presented three bedroom townhouse forming part of a characterful gated development. The property offers well-proportioned accommodation finished to a high specification, along with a landscaped rear garden, driveway, and garage.

3 2 2

Guide Price £700,000





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.

BELL COLLEGE COURT

Bell College Court is a high quality, gated development comprising a former school building conversion and a selection of newer townhouses.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor with storage cupboard beneath, doors to adjoining rooms.

STUDY/BEDROOM

Window to the front aspect.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure double glazed window to the side aspect.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, Bosch and Siemens appliances including induction hob with overhead extractor, integrated oven, microwave, fridge freezer, dishwasher and washing machine. Two sets of glazed French doors leading to the rear garden.

FIRST FLOOR

LANDING

Stairs to second floor and doors to adjoining rooms.

SITTING ROOM

Featuring bespoke fitted cabinetry with cupboards and drawers, window to the rear aspect.

BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with overhead shower, heated towel rail, underfloor heating.

BEDROOM

Windows to the front and side aspects, integrated wardrobes.

SECOND FLOOR

LANDING

Doors to adjoining rooms and airing cupboard, access to the loft space.

PRINCIPAL BEDROOM

Window to the rear aspect, fitted wardrobes and door to:-

EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail, underfloor heating and obscure glazed window to the side aspect.

BEDROOM

Window to the front aspect and fitted wardrobe.

OUTSIDE

Bell College Court is a modern, gated development, conveniently located within walking distance of the town centre, schools and local amenities. At the front of the property there is an entrance porch with a storage cupboard, along with a small garden bordered by box hedging and iron railings. Gated side access leads to the rear garden, which features a raised flagstone terrace with a sunken cedar-clad hot tub and steps descending to a central lawn, bordered by beds and hedges, as well as a triple water feature. To the side of the property there is a driveway positioned in front of the garage.

GARAGE

Fitted with an up and over door, power and lighting connected.

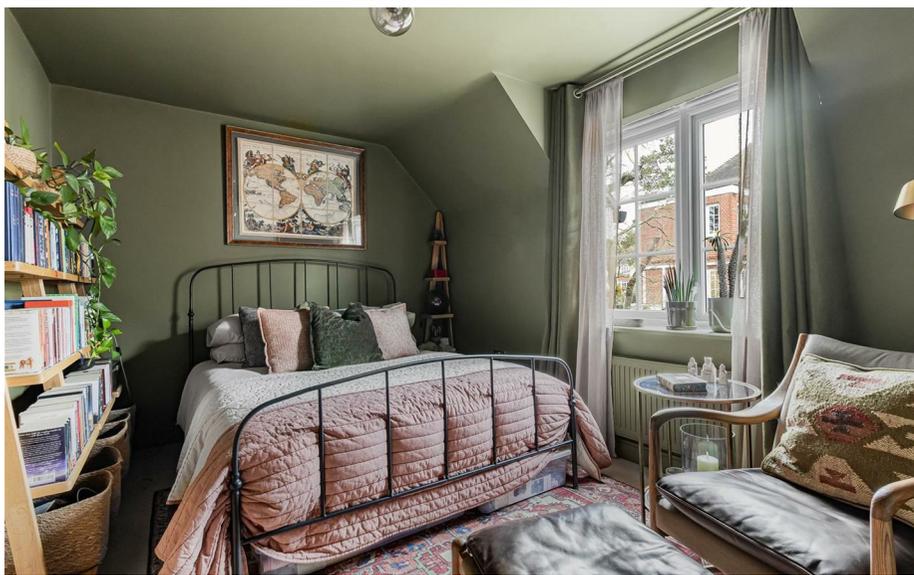
SERVICE CHARGE

There is an Estate Management Charge of £642.58 p.a.

VIEWINGS

By appointment through the Agents.





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



Guide Price £700,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



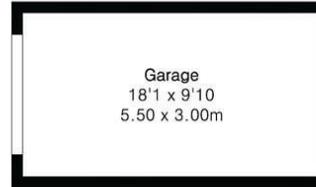
**Approximate Gross Internal Area 1364 sq ft - 127 sq m
(Excluding Garage)**

Ground Floor Area 438 sq ft – 41 sq m

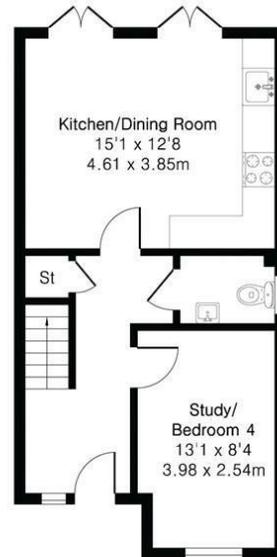
First Floor Area 463 sq ft – 43 sq m

Second Floor Area 463 sq ft – 43 sq m

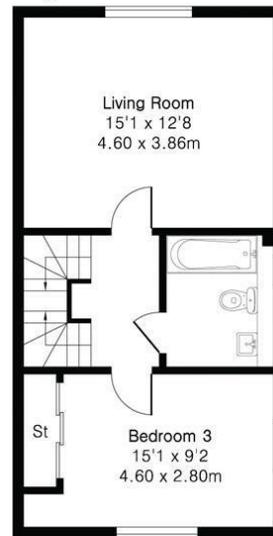
Garage Area 178 sq ft – 17 sq m



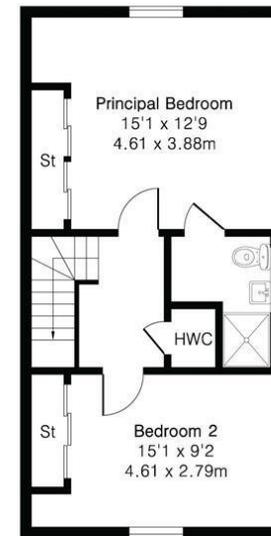
Garage



Ground Floor



First Floor



Second 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>.

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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.

