



Lompits Way, Saffron Walden, CB11 4DN

CHEFFINS

Loompits Way

Saffron Walden,
CB11 4DN

A two bedroom semi-detached house set in a tucked away "no through road". The property provides well presented accommodation together with off-street parking and a private 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 £300,000





GROUND FLOOR

ENTRANCE HALL

Glazed entrance door with further glazed door leading:-

RECEPTION ROOM

A pair of double glazed doors providing access and views onto the terrace and garden beyond with staircase rising to first floor, further glazed door to:-

KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, integrated dishwasher and fridge freezer, space for washing machine and tumble dryer, tiled splashbacks and double glazed window to the front aspect.

FIRST FLOOR

LANDING

Double glazed window to the side aspect and built-in airing cupboard.

BEDROOM 1

Large skylight to the rear aspect and eaves storage cupboards.

BEDROOM 2

Double glazed window to the front aspect.

BATHROOM

A suite comprising of panelled bath with independent shower over, low level WC, vanity wash basin, heated towel rail and obscure double glazed window.

OUTSIDE

The property is set within a tucked away location towards the end of a "no through" road and to the side of the property is block paved driveway providing off-street parking for up to two vehicles. To the rear of the property is a decking area in turn leading to a garden which is laid to lawn with paved path.

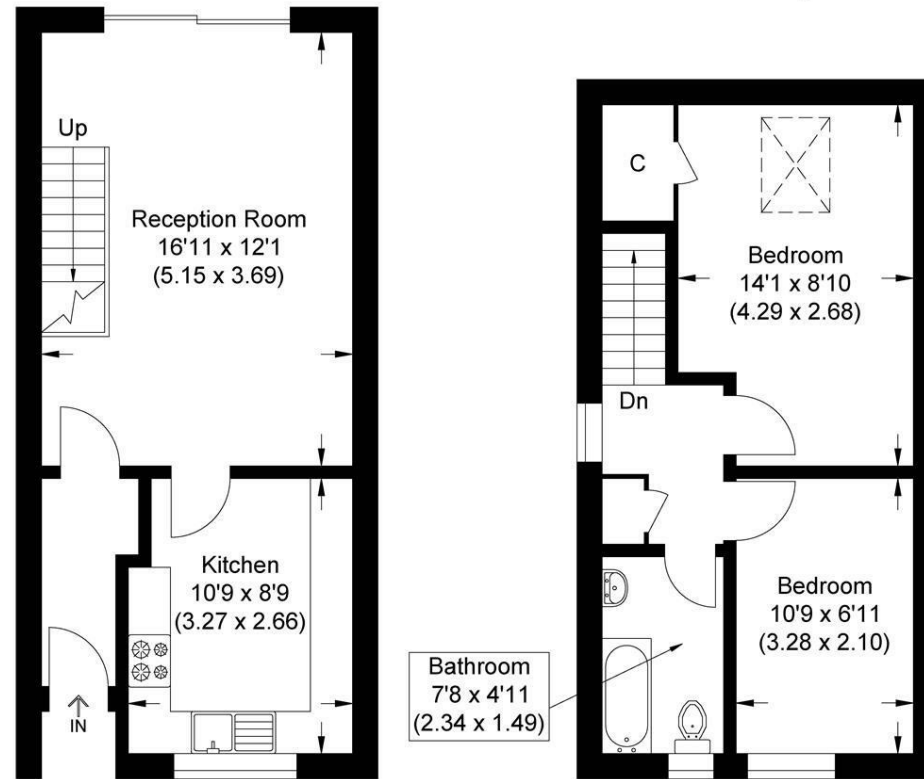
VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area
60.07 sq m / 646.58 sq ft

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	62	88	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £300,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford

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.

