



Lompits Way, Saffron Walden, CB11 4DN

**CHEFFINS**



## Loompits Way

Saffron Walden,  
CB11 4DN

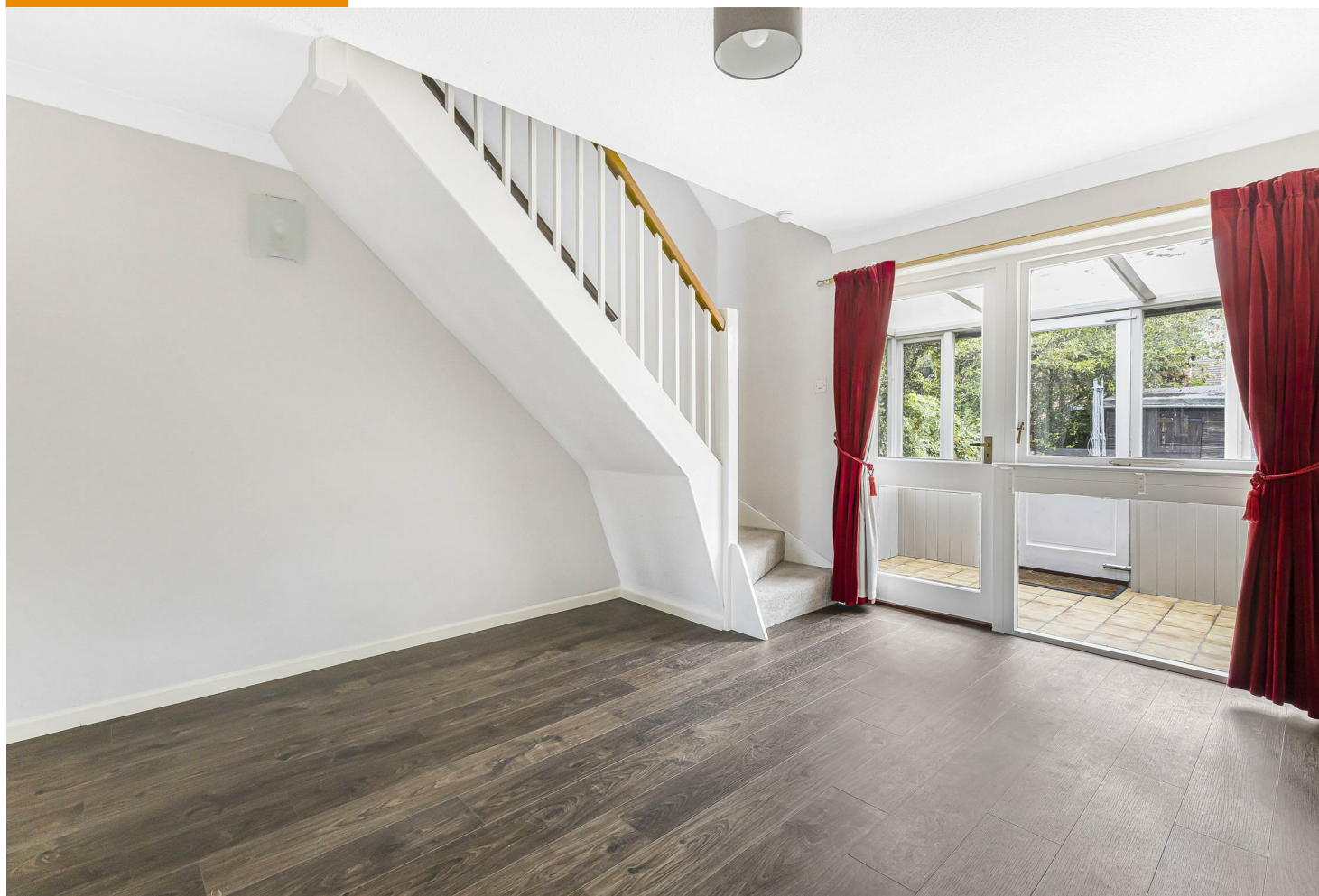
An established double bedroom mid terraced home situated in a popular residential location. Together with off street parking space and private rear garden, the property benefits from bright and well proportioned living accommodation throughout.

### 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.



**Guide Price £220,000**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door, tiled flooring, storage cupboard with shelf and door into:

### LIVING ROOM

Double glazed window, stairs leading to the first floor, door leading into Conservatory, door into:

### KITCHEN

Comprising a range of base and eye level units with tiled splashbacks, Bosch gas 4 ring hob with conventional oven below and cooker hood above, fridge/freezer and washer/dryer, double glazed window to the front aspect,

### CONSERVATORY

Tiled flooring, triple aspect windows overlooking garden, door leading directly into garden.

## FIRST FLOOR

### BEDROOM 1

Double glazed window to front aspect.

### FAMILY BATHROOM

Tiled walls, skylight, panelled bath with shower above, ceramic wash hand basin with vanity cupboard space beneath, low level w.c.

### OUTSIDE

To the front of the property there is off-street parking for one vehicle.

The low maintenance rear garden is fully paved with wooden fence bordering and a storage shed to the rear.

### AGENT'S NOTES

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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £220,000

Tenure – Freehold

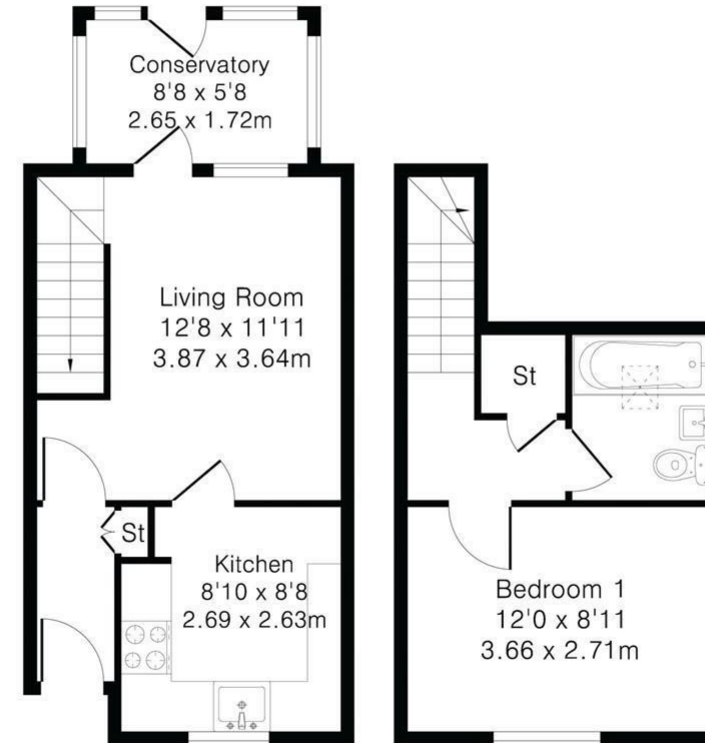
Council Tax Band – B

Local Authority – Uttlesford

Approximate Gross Internal Area 509 sq ft – 48 sq m

Ground Floor Area 307 sq ft – 29 sq m

First Floor Area 202 sq ft – 19 sq m



Ground Floor

First Floor



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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.