



Harris Yard, Saffron Walden

Price: Freehold £290,000

- Two bedrooms
- Well-presented
- Off-road parking
- Quiet end of cul-de-sac
- Enclosed rear garden
- Close to town centre
- Suitable for first time buyer or investor
- Viewing recommended

EPC Rating: C



Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events etc., which is situated at the County High School. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Front door to:

Entrance hall:

With door to lounge and door to:

Downstairs Cloakroom:

5'37" x 3'28" (2.46m x 1.62m)

Low-level WC and wash hand basin.

Lounge:

14'7" x 10'0" (4.4m x 3.04m)

Window to front aspect, storage cupboard and door to:

Kitchen / Diner:

13'6" x 9'0" (4.11m x 2.74m)

Attractive kitchen with an excellent range of base and eye-level units providing ample worksurfaces, one-and-a-half bowl sink and drainer integrated oven, gas hob and extractor fan over, integrated fridge freezer, integrated dishwasher and space for washing machine. Window and patio doors to rear garden. Stairs rising to first floor.

Landing:

Access to loft space. Airing cupboard.

Bedroom 1:

13'6" x 10'8" (4.11m x 3.25m)

Windows to front aspect and built-in cupboards.

Bedroom 2:

10'8" x 7'1" (3.25m x 2.15m)

Window to rear aspect and built-in cupboards.

Bathroom:

6'49" x 6'15" max. (3.07m x 2.20m)

Comprising panelled bath with shower over, pedestal wash basin and low-level WC. Part-tiled.

Outside:

The rear garden is laid predominantly to lawn with a patio area and side gate access and parking for two cars.

Local Authority:

For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

Band C.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101038 - 0004