



Granary Row South Road, Saffron Walden

Price: Freehold £400,000 guide price

- Fantastic Position
- Close to Town
- No onward chain
- Three bedrooms
- En-suite to Master
- Parking

EPC Rating: C



A three bedroom townhouse in an enviable position close to town benefiting from a great kitchen/dining area, first floor lounge and master bedroom with en-suite.

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 is just two miles distance and the M11 access point at Stump Cross 4 miles.

Entrance Hall:

Stairs to first floor door to kitchen and further door to:

Cloakroom:

Low level WC, wash hand basin and window to front.

Kitchen/Diner:

16' 2" x 12' 7" (4.92m x 3.83m)

With a range of base and eye level units providing ample work and storage space. Built in double oven, gas hob and extractor over. A further utility area provides a sink with plumbing for washing machine and dishwasher. Door to:

Conservatory:

12' 10" x 6' 3" (3.91m x 1.90m)

Tiled floor and double doors to rear courtyard garden.

First Floor Landing:

With stairs leading to second floor.

Sitting Room:

15' 10" x 7' 4" and 11' 1" x 8' 3" (4.82m x 2.23m and 3.37m x 2.51m)

Two windows to front. Wood laminate flooring.

Bedroom 2:

13' 9" x 8' 8" (4.19m x 2.64m)

Window to rear.

Bathroom:

7' 1" x 5' 10" (2.15m x 1.77m)

Panelled bath with mains fed shower over, low level WC, wash basin and towel radiator. Shaver point.

Second Floor Landing:

Large storage cupboard.

Bedroom 1:

12' 1" x 11' 5" (3.68m x 3.47m)

Window to front with fitted shutters. Access to loft space, which is fully boarded, making this a very useful storage area. Door to:

En-suite:

Double shower cubicle with mains fed shower, low level WC, wash hand basin, towel radiator and extractor fan.

Bedroom 3:

6' 11" x 5' 11" (2.10m x 1.80m) (not including built in wardrobes)

Further loft access and Velux window to rear.

Outside:

To the front is block paved and provides undercroft parking.

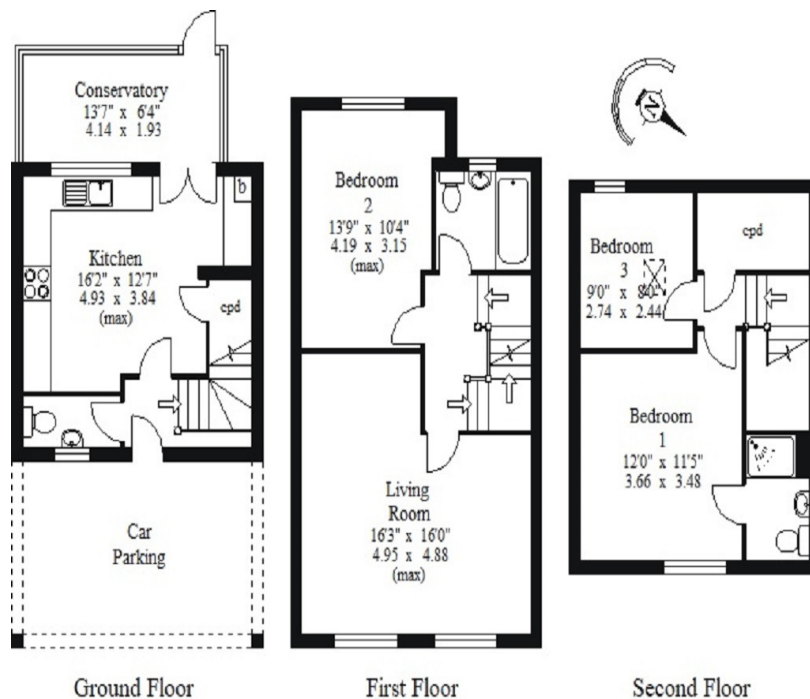
The rear courtyard is laid mainly to patio and benefits from gated rear access.

Local Authority:

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



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: SAF101137 - 0002



For illustrative purposes only. Not to scale.

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