



East Street, Saffron Walden

Price: Freehold £300,000

- 2 double bedrooms
- Character property
- Town centre location
- No onward chain
- Gas central heating

EPC Rating: D



The property offers a wealth of character with exposed beams and two wood burning stoves, accommodation comprising of entrance porch, dining room with storage and access to the courtyard garden, kitchen with plenty of storage with windows to two aspects plus a Velux window, a roomy living room, and a useful basement room which has been tanked and in the past was used as a bedroom and currently used as a 'cinema room'. Upstairs offers two good size bedrooms with built in cupboards and a modern bathroom. To the side of the property is a small courtyard garden.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. Audley End mainline railway station is just two miles distance and the M11 access point at Stump Cross 4 miles.

Porch leading to:

Dining Room:

14'4" x 9'11" (4.38m x 2.78m)

Basement Room:

10'2" x 9'9" (3.09m x 2.97m)

Kitchen:

9'11" x 9' (3.02m x 2.74m)

Living Room:

17'4" max. x 13'3" (5.28m max. x 4.03m)

On the First Floor:

Bedroom 1:

13'3" x 10'10" (4.03m x 3.3m)

Bedroom 2:

11'4" max. x 10'0" (3.45m x 3.04m)

Bathroom:

6'5" x 5'10" (1.95m x 1.77m)

Outside:

There is a small courtyard garden and gated access onto the street, just round the corner to the common and 5 minutes to the town centre.

Local Authority:

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

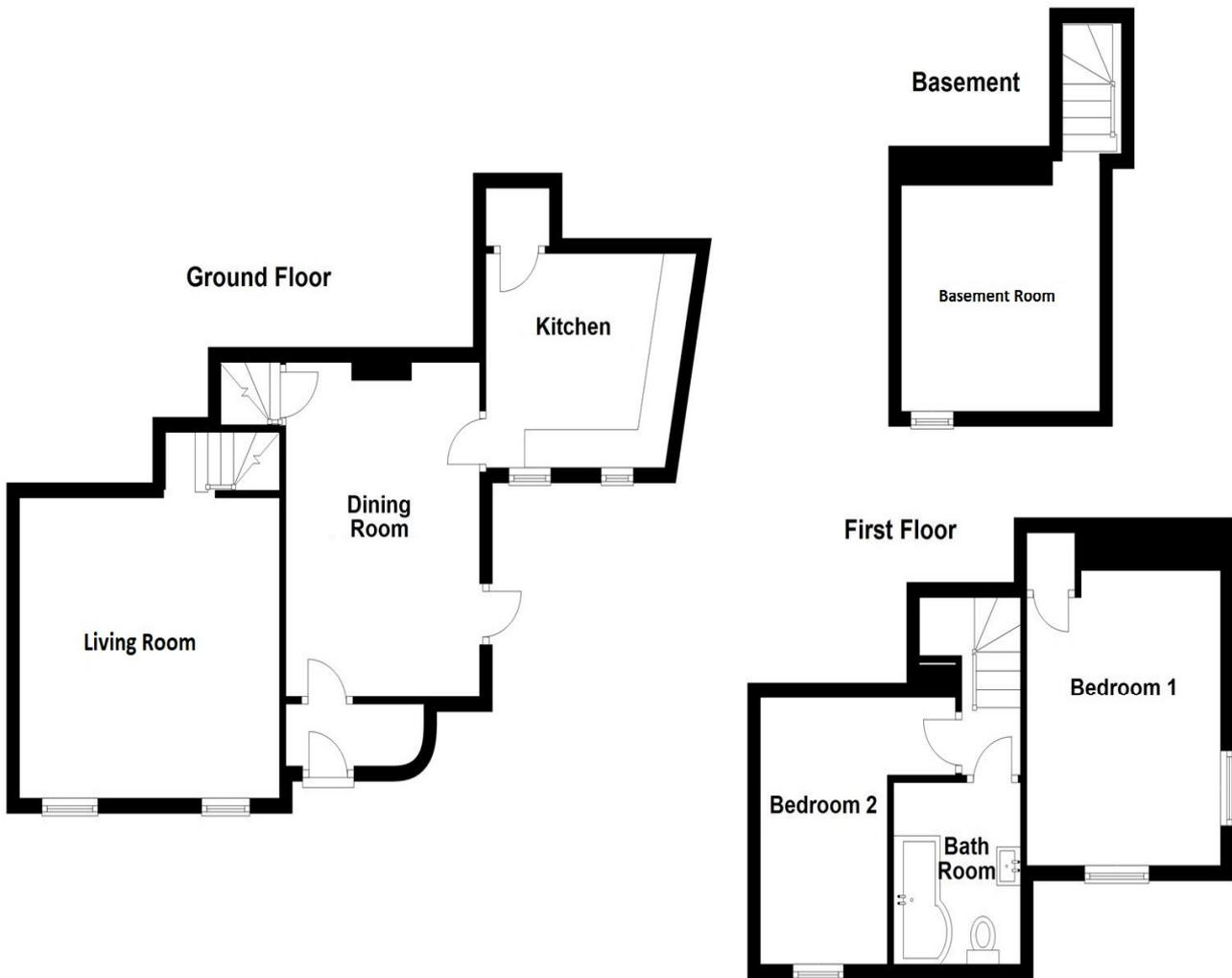
Council Tax:

Band B.



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: SAF101700 - 0001

Kevin Henry Limited is registered in England and Wales under company number 05758694, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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