



Castle Street, Saffron Walden

Price: Freehold £350,000 guide price

- Character cottage
- Two double bedrooms
- Courtyard garden
- Good order throughout
- Parking

EPC Rating: Awaited



A beautiful cottage, in a much sought after location in the town centre has been renovated in recent years. Accommodation comprises a well fitted kitchen/breakfast room, lounge with a wood burning stove and an attractive good- sized shower room on the ground floor, and on the first floor there are 2 double bedrooms, a study area on the landing. The property also has a private small garden to the rear with parking for one car.

The centre of Saffron Walden is within walking distance as are local amenities and the property also lies within the catchment area of good local schools. 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 station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles

10'8" x 10'2" (3.24m x 3.11m)

Bedroom Two

10'8" x 8' (3.24m x 2.44m)

Garden and Parking

Low maintenance garden with patio area and parking for one car

Local Authority

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

Council Tax

Band C

Front

Door to lounge

Lounge

10'8" x 10'2" (3.24m x 3.11m)

Hallway

Stairs to first floor landing

Kitchen/Diner

13'1" x 10'8" (3.99m x 3.24m)

Shower Room

Landing

Access to loft space and doors to bedrooms.

Bedroom One



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: SAF101604 - 0001



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Kevin Henry. Powered by www.focalagent.com

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