

Fairycroft Road, Saffron Walden, CB10 1LZ

CHEFFINS

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Fairycroft Road

Saffron Walden,
CB10 1LZ

2 2 1

Guide Price £250,000

- First floor maisonette
- Two bedrooms and two bathrooms
- Private roof terrace
- Secure off-street parking
- Prime, central town location
- No upward chain



A two bedroom, first floor maisonette set in a prime, central location within a short walk of the common, Market Square and the town's various amenities. The property benefits from secure, gated off-street parking. Offered chain free.









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.

A pair of electric security gates open to a courtyard shared with the neighbouring property. The property is accessed via a glazed door to the rear.

GROUND FLOOR

HALLWAY
Recessed storage area and staircase rising to the floor.

FIRST FLOOR

LANDING
Built-in double wardrobe with an adjoining built-in storage cupboard.

KITCHEN / LIVING ROOM
A well-proportioned space with a pair of double glazed sash windows to the front aspect with a pleasant outlook and two skylights to the rear. The kitchen comprises a range of base and eye level units with worktop space over, twin bowl sink unit, built-in double oven and four ring gas hob, washing machine, integrated slimline dishwasher and fridge freezer and wooden laminate flooring.

BEDROOM 1
A pair of double glazed sash windows to the front aspect, built-in wardrobe and obscure glazed door providing access to the private roof terrace.

EN SUITE SHOWER ROOM
Comprising large shower enclosure, low level WC, wash basin and obscure double glazed window.

BEDROOM 2
A pair of double glazed sash windows to the front aspect. Currently used as a study.

BATHROOM
Comprising panelled bath, low level WC, wash basin, heated towel rail, built-in cupboard housing the gas fired boiler and skylight window.

OUTSIDE
Externally the property benefits from secure gated parking for one car.

LEASEHOLD
A new leasehold Title is currently being created.
Term: 999 Years
Ground Rent: To be confirmed
Service Charge: To be confirmed

AGENT'S NOTES
• Council Tax Band - C
• Property Type - First floor maisonette
• Property Construction - Brick with tiled roof
• Number & Types of Room - Please refer to the floorplan
• Square Footage - 670.5 sqft
• Parking - x1 Off-street parking space
UTILITIES/SERVICES
• Electric Supply - Mains
• Water Supply - Mains
• Sewerage - Mains
• Heating - Mains gas fired boiler with radiators
• Broadband - To be connected (Fibre to the Cabinet available)
• Mobile Signal/Coverage - Good
• Flood risk - Very low
• Conservation Area – Yes
BUILDING SAFETY
• The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
• The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
• The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

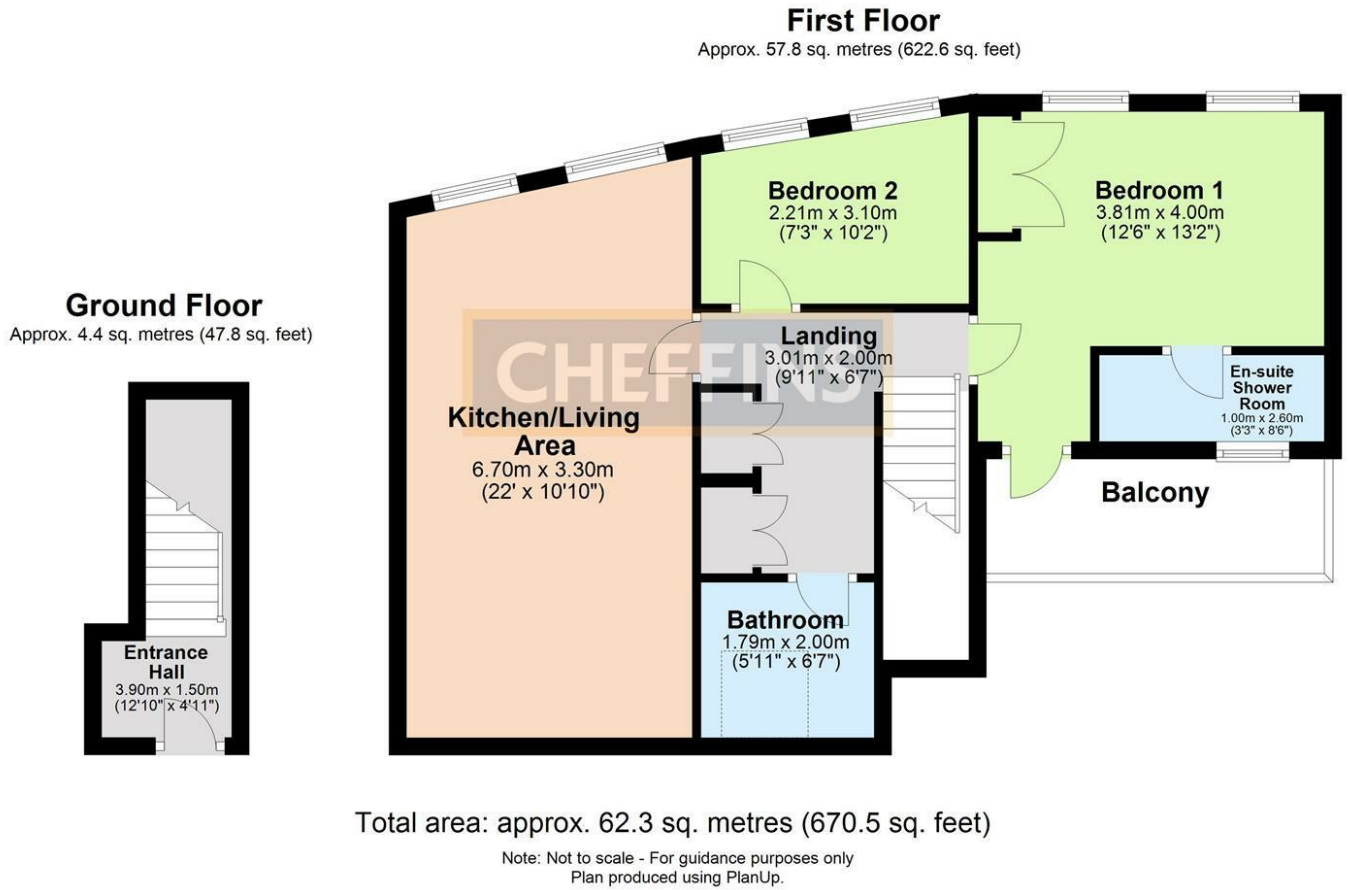
VIEWINGS
Strictly by appointment through the agent.

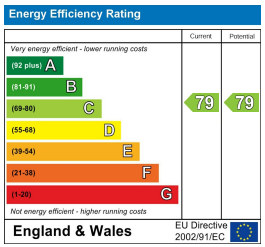












Guide Price £250,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Uttlesford

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.