

Goddard Way, Saffron Walden, CB10 2DQ

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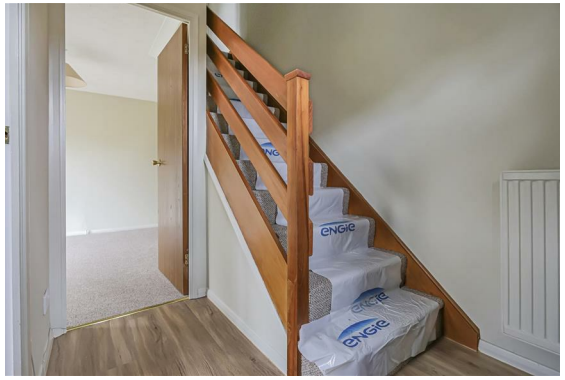
Guide Price £250,000

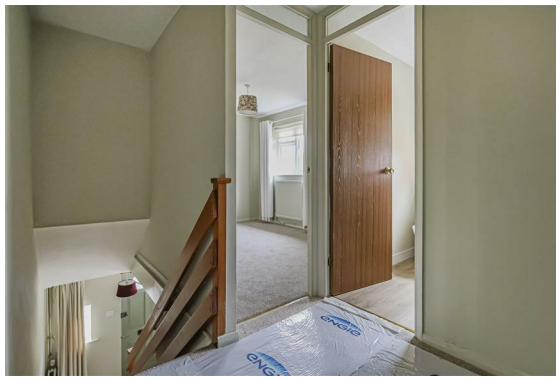
A double bedroom semi-detached house which has been recently refurbished and decorated incorporating a new kitchen, shower room, bedroom together with double glazing, gas fired central heating and private walled garden. Offered chain free.



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.





GROUND FLOOR

ENTRANCE HALL
Glazed entrance door with porch over and adjoining double glazed window, staircase rising to the first floor.

SITTING ROOM
A pair of double glazed doors provide a good degree of natural light and access onto the walled garden, deep understairs storage cupboard.

KITCHEN
Refitted with a range of base and eye level units with worktop space over, hob with overhead extractor and oven beneath, sink unit, space for fridge and washing machine, double glazed window enjoying views over the walled garden.

FIRST FLOOR

LANDING
Access to the loft space and doors to adjoining rooms.

DOUBLE BEDROOM
Double glazed window and storage cupboard with gas fired boiler and adjoining the cupboard is the airing cupboard housing the hot water cylinder.

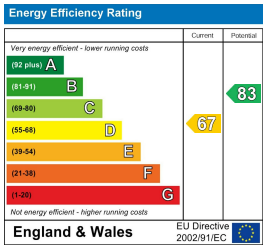
SHOWER ROOM
Refitted with a large shower enclosure, vanity wash basin, low level WC, heated towel rail and obscure double glazed window.

OUTSIDE
The property is well placed within walking distance of the town centre. To the side of the front door is a timber gate leading to the private walled garden with gravelled area, paved terrace and well stocked flower and shrub borders creating a wonderful outdoor space. In addition, the property benefits from an off-street parking space.

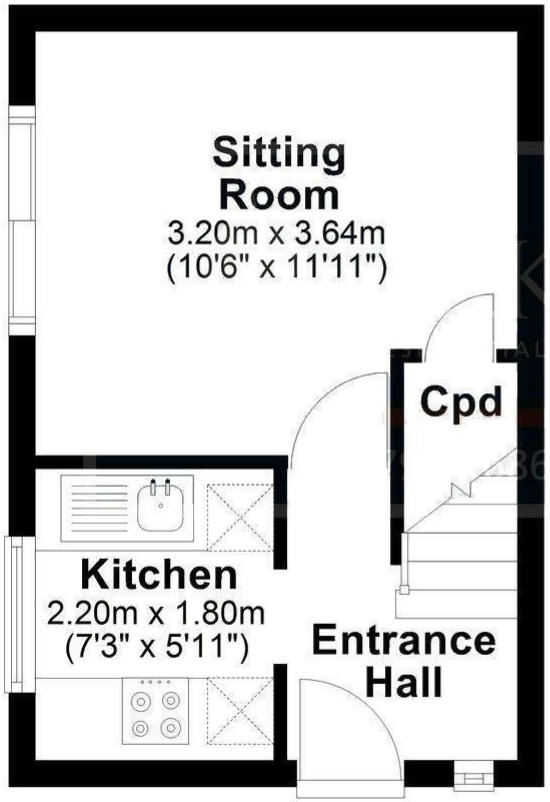
VIEWINGS
By appointment through the Agents.

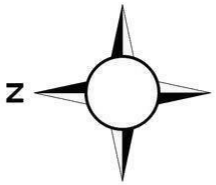




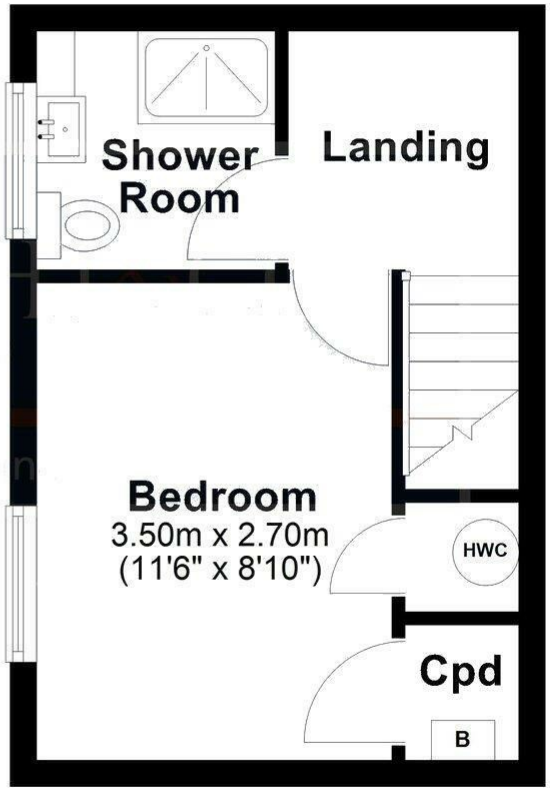


Ground Floor





First Floor



Total area: approx. 39.8 sq. metres (428.8 sq. feet)

Guide Price £250,000
Tenure - Freehold
Council Tax Band - B
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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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