



## Farmadine Grove, Saffron Walden

**Price: Freehold £360,000**

- Renovation opportunity
- Cash buyers only
- 2/3 bedrooms
- Cellar
- Parking for two cars
- Short walk to town centre
- Very close to primary schools

EPC Rating: F



The property currently comprises space for kitchen, space for dining area, living room with bay window, cellar with potential to convert into a further reception room or bedroom, two double bedrooms on the first floor and an attic room in the eaves with potential storage. This is a huge opportunity to renovate an attractive property in a very sought-after area of Saffron Walden, with the potential to have a beautiful private garden and parking.

Farmadine Grove is very close to the primary schools of R A Butler and St. Thomas More. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities. 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.

Front door to:

Currently not used and opens into:

Living Room:

13'1" x 11'6" (4m x 3.5m)

Large bay window bringing in natural light and fireplace (not currently working).

Dining Room:

11'8" x 10'5" (3.56m x 3.18m)

Access to the:

Kitchen Area:

9'10" x 6'10" (3m x 2.08m)

The kitchen appliances and units have been removed. Window to side aspect.

Bathroom area:

6'4" x 6'3" (1.93m x 1.9m)

The bathroom suite has been removed.

Cellar:

13' x 11'5" (3.96m x 3.48m)

This has not been converted.

On the First Floor:

Bedroom 1:

13'3" x 11'5" (4.04m x 3.48m)

Window to front aspect.

Bedroom 2:

10'7" x 9'1" (3.23m x 2.77m)

Window overlooking the rear aspect.

Attic Room:

13'2" x 13' (4.01m x 3.96m)

With staircase in the middle of the room and window to the side aspect.

Outside:

There is side access to the property, patio area and steps to enclosed garden laid to lawn.

Local Authority:

For further information on the local area and services, log onto [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Council Tax

Band C.

Agents Note:

Plans have been approved to demolish rear single-storey and extend with 1.5 storey rear extension and single storey lean-to. Planning Reference UTT/19/1820/HHF Structural calculations have been done by the vendor and can be viewed upon request.



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: SAF101003 - 0002



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