



Barnards Court Church Street, Saffron Walden

Price: Freehold £410,000 guide price

- Contemporary living
- Town centre location
- 3 / 4 bedrooms
- Flexible accommodation
- Courtyard garden
- Light and airy throughout
- Carport

EPC Rating: C



The property provides generous and flexible accommodation set over three floors comprising of a beautifully light entrance hall leading into the contemporary modern kitchen, dining room, downstairs WC, a very large living room on the first floor, and a further three bedrooms and family bathroom on the top floor. It must be viewed to appreciate the quality and space on offer!

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events, 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.

Ground floor

Entrance Hall:

Obscure double glazed entrance door opening to contemporary high gloss tiled flooring, access to staircase rising to the first floor with understairs storage and double glazed window to the side aspect.

Cloakroom:

A modern suite comprising low level WC, vanity wash basin, heated towel rail and obscure double glazed window.

Kitchen:

3.58m x 2.44m (max) (11' 9" x 8') (max)

A contemporary space with a good range of eye and base level unit with solid wood worktop above, incorporated ceramic sink and drainer, eye level oven and microwave, electric hob with extractor fan above, integrated fridge/freezer, space for washing machine and slimline dishwasher. Double glazed French doors opening into the terraced garden.

Dining Room:

5.36m x 2.31m (17' 7" x 7' 7")

Exposed wooden floor boards, sliding double glazed doors to the garden.

First floor Landing:

Staircase rising to the second floor.

Lounge/bedroom 4:

7.87m x 4.88m max (25'10" x 16') (L-shaped room)

A naturally bright dual aspect room offering multi-purpose space with four double glazed windows to the front and rear aspects. Fireplace with electric stove, exposed floor boards and cupboard housing the gas fired boiler.

Second floor Landing:

Access to the loft and built-in wardrobe.

Bedroom 1:

3.66m x 3.07m to wardrobe (12' x 10'1")

Beautiful and naturally bright room with double glazed window to the rear aspect with views over the rooftops, wooden laminate flooring and built-in wardrobe.

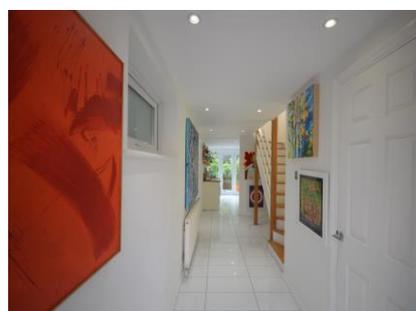
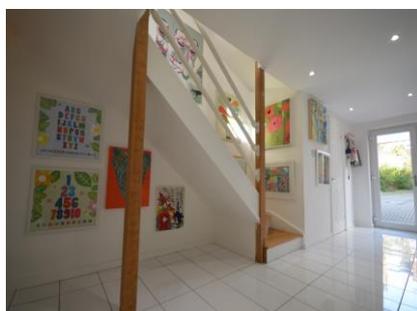
Bedroom 2:

3.4m x 2.54m max. (11'2" x 8'4") max.

Double glazed window to the front aspect, wooden laminate flooring and built-in wardrobe.

Shower room:

Modern three piece suite comprising large shower enclosure, low level WC, vanity wash basin, heated towel rail, tiled flooring and double glazed window.



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: SAF100941 - 0013

Bedroom 3:

2.51m x 2.44m max. (8'3" x 8') max.

Wooden laminate flooring and built-in wardrobe, double glazed window to the front aspect.

Outside:

Located just off Church Street in the centre of town with a shared block paved courtyard with access to a covered single carport. To the rear is a paved low maintenance courtyard south-facing terrace garden which enjoys a good degree of privacy.

Local Authority:

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

Council Tax:

Band D.



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