



Radwinter Road, Saffron Walden

Price: Freehold £325,000 guide price

- No onward chain
- Two bedrooms
- Cellar - recently tanked
- Off street parking
- Lovely rear garden
- Walking distance to town centre

EPC Rating: F



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 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.

Porch

3'8" x 4'3" (1.11m x 1.29m)

Carpeted entrance leading to living room. Frosted side window, radiator and new front door.

Living Room

12'7" x 11'10" (3.83m x 3.6m)

Spacious living room accommodation with large front window providing an abundance of natural light. Carpeted throughout with a working gas fireplace.

Dining Room

10'8" x 9'8" (3.25m x 2.94m)

Well-proportioned dining room with substantial seating area. Access to under stair storage as well as the cellar. Rear window overlooking the garden.

Kitchen

13'7" x 6'2" (4.14m x 1.87m)

The kitchen comprises a range of base and eye level units with worktop space over. Space for under counter refrigerator, washing machine and freezer. There is a built in electric oven and grill. Access to the rear garden.

Cellar

11'11" x 12'6" (3.63m x 3.81m)

Large cellar which has recently been tanked, with a 20 year guarantee.

On the First Floor:

Carpeted landing space with access to loft space and storage unit containing water tank, doors to adjoining rooms.

Bedroom 1

12'3" x 12'6" (3.73m x 3.81m)

Spacious double bedroom with ample space for freestanding wardrobe and dresser. Large double glazed window to the front.

Bedroom 2

13'8" x 6'2" (4.16m x 1.87m)

Carpeted single bedroom with window to the rear.

Bathroom

Wet room with WC, wash basin with a frosted window at the rear

Local Authority

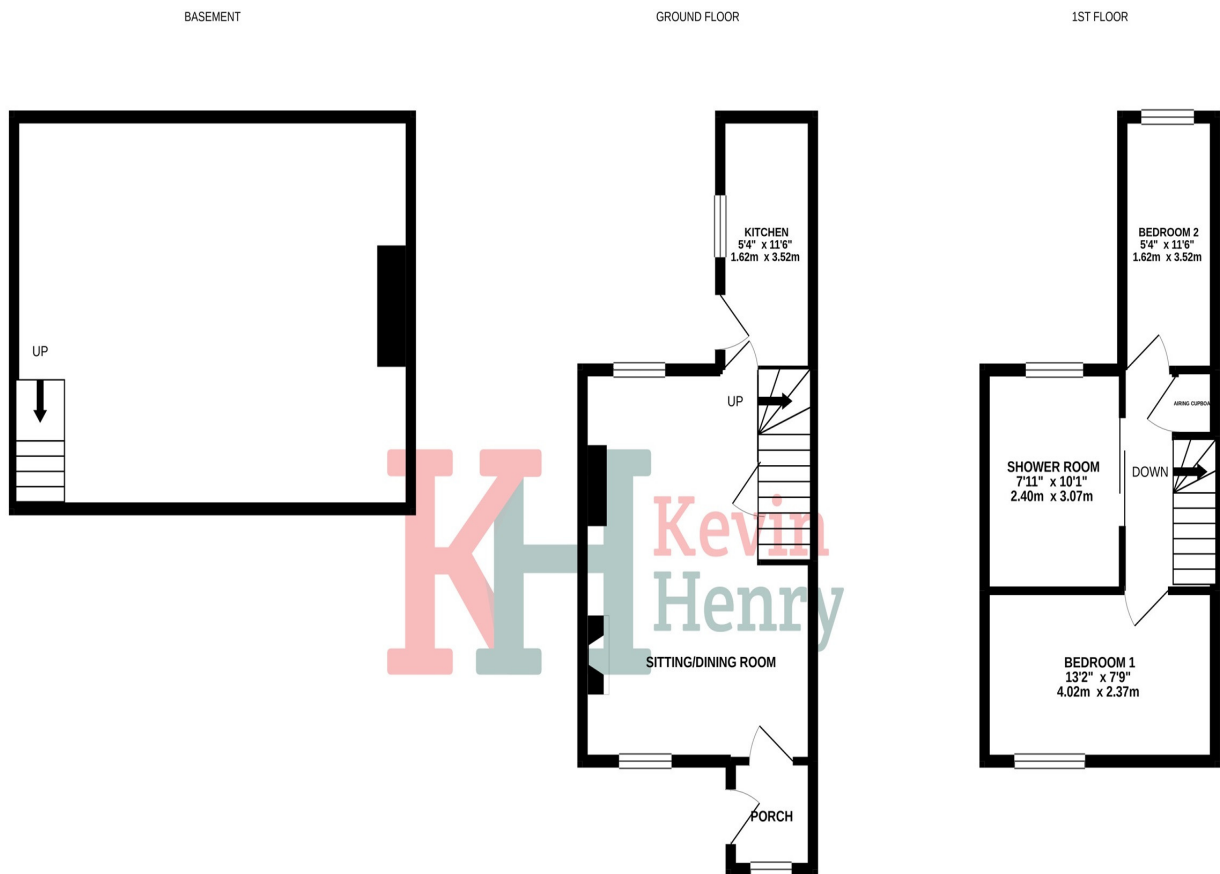
For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax

Band C



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: SAF101341 - 0007



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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