



Fallowden Lane, Ashdon Saffron Walden

Price: Freehold £265,000

- Period cottage
- Two double bedrooms
- Sought-after village location
- Quietly tucked away
- Courtyard garden
- Chain free
- Sought-after village location

EPC Rating: E



The property benefits from spacious accommodation comprising entrance porch leading into the living room with feature fireplace, kitchen, downstairs bathroom, and two double bedrooms. Outside offers a low maintenance rear courtyard garden with a small front garden.

The property is situated in the thriving and picturesque village of Ashdon, just 3 miles from Saffron Walden. The village has a number of facilities including public house, garden centre/restaurant, nursery school, primary school, village hall and some of the finest walks and rides around.

ENTRANCE HALL:

Entrance door, double-glazed window to front aspect and part-glazed door to:

SITTING ROOM:

11'11" max. x 10'3" max. (3.63m x 3.61m)

Feature red brick fireplace (not in use). Door to:

KITCHEN:

11'11" max. x 8'4" (3.63m x 2.54m)

Fitted with a range of base units, electric cooker, space and plumbing for washing machine, stainless steel sink, tiled splashbacks, space for fridge freezer under stairs, double-glazed window to rear aspect and stairs to first floor. Opening to:

INNER HALLWAY:

Part-glazed door leading to the rear garden and door to:

BATHROOM:

7'10" x 5'8" (2.39m x 1.73m)

Suite comprising panelled bath with shower over, pedestal wash basin and low-level WC, tiled splashbacks and storage cupboard.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

12' max. x 9'1" (3.66m x 2.77m)

Built-in wardrobe with sliding doors and double-glazed window to front aspect.

BEDROOM 2:

9' x 8'2" (2.74m x 2.49m)

Door to airing cupboard, double-glazed window to rear aspect.

OUTSIDE:

To the front there is a low-maintenance garden, which is paved. There is a private courtyard garden to the rear with side pedestrian access.

LOCAL AUTHORITY:

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

COUNCIL TAX:

Band B.

ENERGY EFFICIENCY RATING:

E.



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: SAF100174 - 0007



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