



Cornwallis Place, Saffron Walden

Price: Freehold £300,000

- Two double bedrooms
- Perfect rental investment
- First time buyer home
- Garage and ample parking
- Corner plot
- Close to town centre

EPC Rating: D



With the advantage of being on a corner plot, there is a good size garden and parking for three cars.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. Audley End mainline station is just two miles distant and the M11 access point at Stump Cross 4 miles.

ENTRANCE HALL:

New engineered wood flooring.

LIVING ROOM:

15'5" x 10'9"

Large window to rear aspect and door to garden. New engineered wood flooring.

KITCHEN:

Fitted with a good range of base and eye-level units, freestanding space and plumbing for oven, washing machine and dishwasher, stainless steel sink with drainer, space for fridge freezer, space for a small dining table, window to front aspect, understairs storage and boiler.

FIRST FLOOR LANDING:

Access to airing cupboard and loft. Window to front aspect.

BEDROOM 1:

15'5" x 9'5"

Two windows to the rear aspect.

BEDROOM 2:

14'9" x 8'7"

A good-sized double room with window to the front aspect.

FAMILY BATHROOM:

6'7" x 5'7"

Comprising panelled bath with shower attachment over, low-level WC, wash basin and heated towel rail.

OUTSIDE:

There is a garden to the front laid mainly to lawn. Access leads to the rear there is a garden, which is of a good size being on a corner plot, laid mainly to lawn but also has a paved area. To the rear there is parking for two cars and one parking space to the front.

LOCAL AUTHORITY:

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

COUNCIL TAX:

Band C.

ENERGY EFFICIENCY RATING:

D.

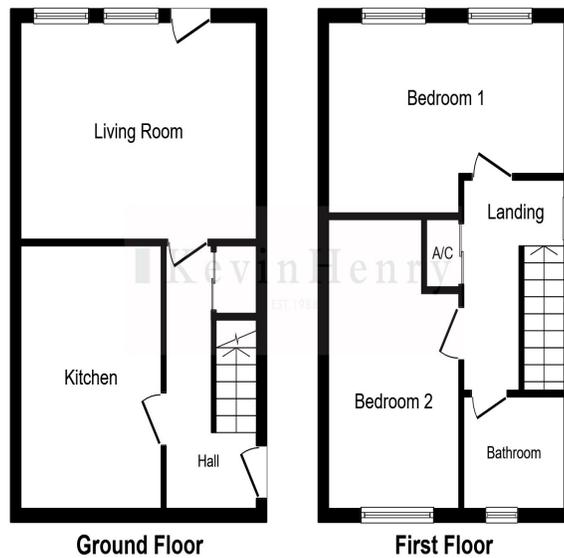


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4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working

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: SAF100164 - 0005



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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