



16 Shrublands, Saffron Walden
CB10 2EH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

16 Shrublands

Saffron Walden | Essex | CB10 2EH

Guide Price £200,000

- A well-proportioned one-bedroom property
- Enclosed rear garden
- Allocated parking
- No upward chain
- Popular residential location
- EPC: E / Council Tax Band: B

The Property

A well-appointed one-bedroom maisonette with a private rear garden, allocated parking and ideally located in small cul-de-sac within walking distance of the town centre. Offered with no upward chain.

The Setting

Shrublands is conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter, Audley End Station is within 3 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

In detail the property comprises of a good size sitting room with window to front aspect and door leading to the inner hallway with a large walk-in storage cupboard with light, built-in airing cupboard with hot water cylinder, immersion heater and further built-in storage. Bedroom one has a window to rear aspect and built in storage cupboard. The kitchen is fitted with a matching range of eye and base level units with worksurface over and inset sink. There is an integrated oven with electric hob and extractor fan over. Space and plumbing for fridge and washing machine, a door leads to the rear garden. The bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front of the property there is a brick-built bin store and parking area, there is side access to the good size rear garden laid mainly to lawn with flower beds and shrubs borders. A patio area provides an ideal space for outdoor entertaining.



Approx Gross Internal Area
38 sq m / 409 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Services

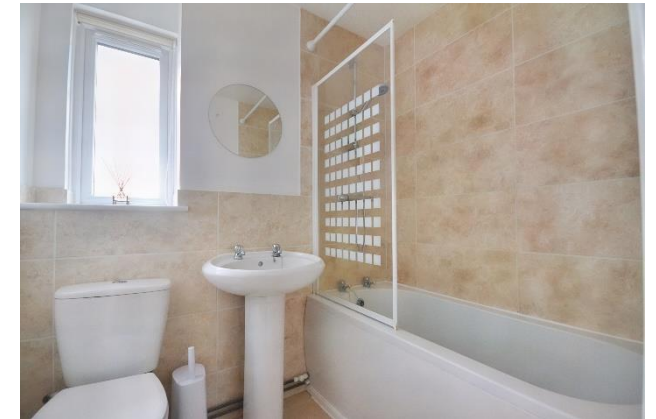
Mains electric, water and drainage are connected. Electric heating. Fibre broadband is available and mobile signal/coverage is good.

Local Authority

Uttlesford District Council

Tenure

Leasehold – 955 years remaining. Ground rent and maintenance charge to be confirmed.





Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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