



51 Loompits Way, Saffron Walden
CB11 4DN



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

51 Loompits Way

Saffron Walden | Essex | CB11 4DN

Guide Price £315,000

- An attractive, two-bedroom, semi-detached property
- Well fitted kitchen
- Good size living with sliding doors onto the garden
- Private, enclosed rear garden
- Off road parking for two vehicles
- Ideally located for access to the town centre
- Offered with no upward chain
- EPC: D
- Council Tax Band: C

The Property

A superb, two-bedroom property with off street parking and enclosed rear garden. Located on an established residential road, just a short distance from the town centre. The property is offered with no upward chain.

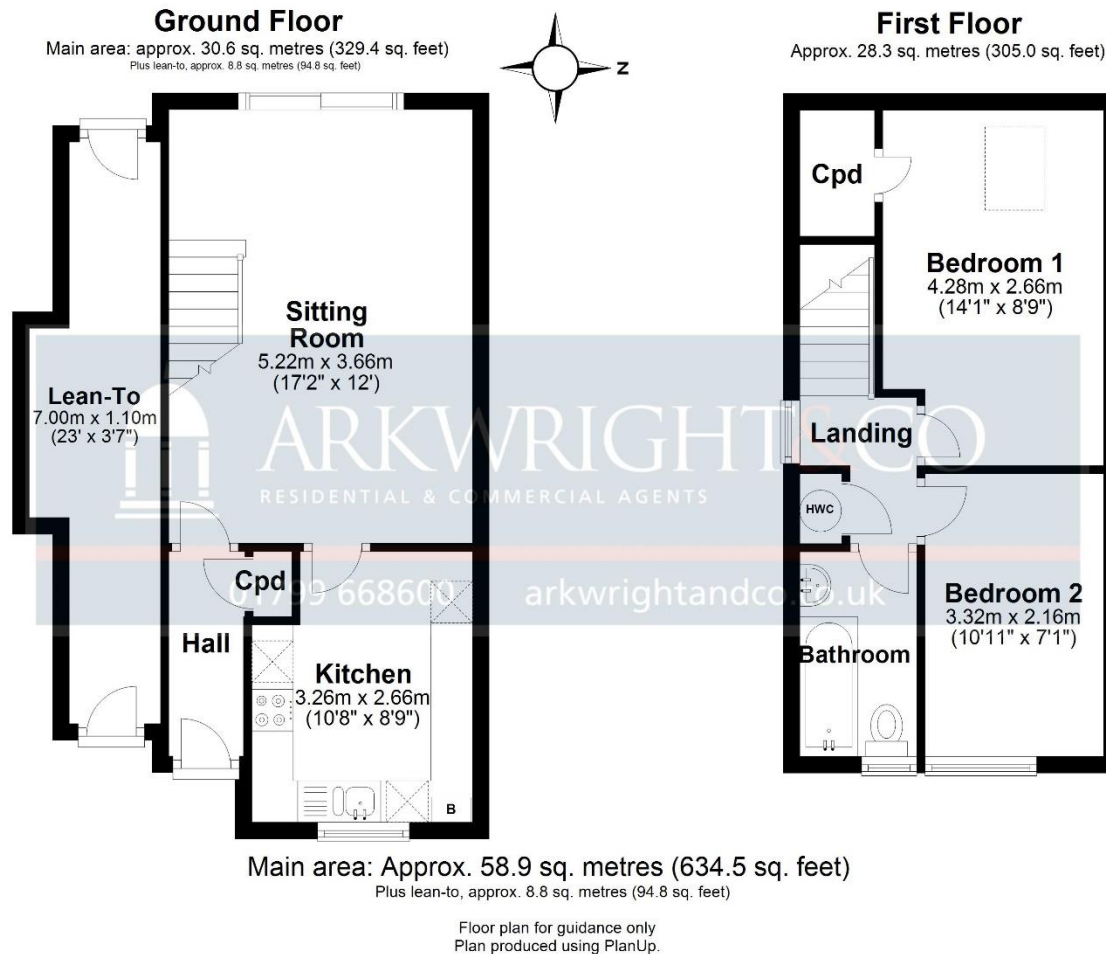
The Setting

Loompits Way is on the southern edge of Saffron Walden, just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for local schooling including the infant and junior schools of Katherine Semar and secondary school Saffron Walden County High both of which gained outstanding OFSTED reports. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail, the property comprises of an entrance hall with built in storage cupboard and door leading to the living room. A good size room with radiator, stairs rising to the first floor, sliding patio doors providing access to the rear garden and a door to the kitchen. Fitted with a matching range of eye and base level units with sink unit incorporated and work surface over. There is space and plumbing for electric cooker/oven, washing machine, fridge and freezer.





The first-floor landing has a built-in airing cupboard and doors leading to adjoining rooms. Bedroom one is a good size double room with built in storage cupboard and Velux window to rear aspect. Bedroom two is a good size room with window to front aspect. The family bathroom comprises a panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

Outside

To the front of the property is a driveway providing off-road parking for two vehicles. A door provides access to the lean too, which offers additional storage space with a door onto the garden, which can also be accessed independently from a side gate. The rear garden is a good size and is laid mainly to lawn with tree and shrub borders and patio area.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council



01799 668600

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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