



9 East Street, Saffron Walden  
CB10 1LS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 9 East Street

Saffron Walden | Essex | CB10 1LS

Guide Price £325,000

- Three-bedroom, end of terrace townhouse
- Open plan living space
- Four-piece, family bathroom
- Offered with no upward chain
- Rear garden with views over The Common
- Potential rental income of £1,250pcm
- EPC: D
- Council Tax Band: D

## The Property

A delightful, refurbished three-bedroom character property in the heart of Saffron Walden. The property benefits from a rear garden and is available with no upward chain.

## The Setting

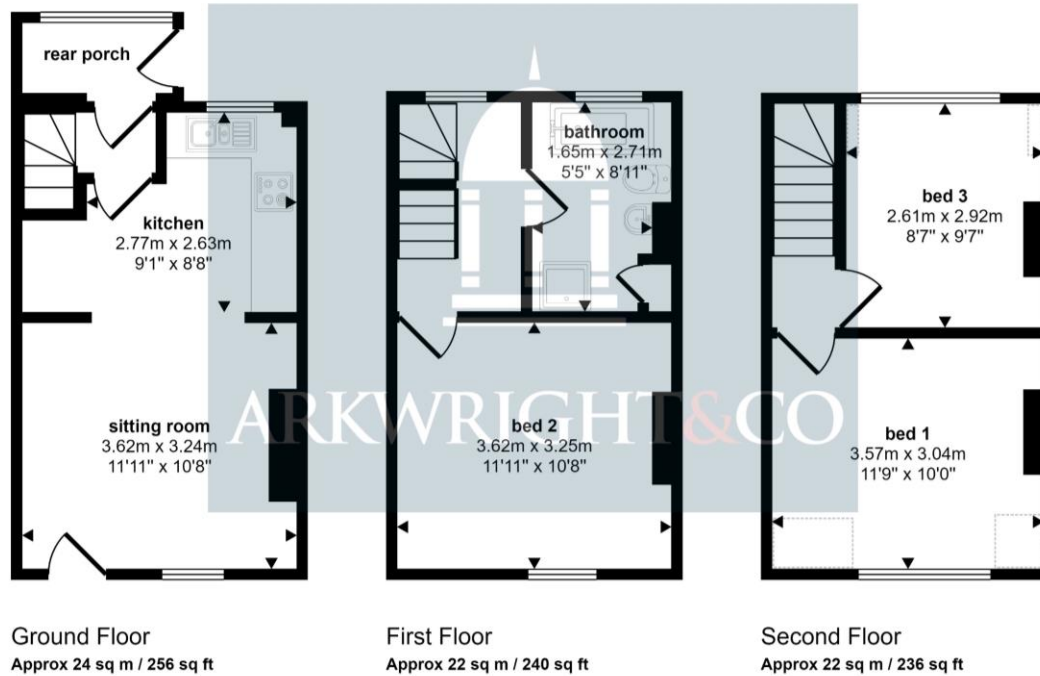
East Street is ideally situated in the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18 hole golf course, a cinema and an 800 seat concert hall. The town is well situated with Audley End station within 3 miles, providing 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 the University City of Cambridge is within 15 miles to the North.

## The Accommodation

In detail, the property comprises an open plan living room/kitchen/diner which extends to the length of the ground floor. The modern kitchen offers a range of matching wall and base units, an electric oven with gas hob and extractor over, inset microwave and space for a dishwasher, washing machine and freestanding fridge/freezer. There is space for a dining room table. To the rear of the property is a useful lean to leading through to the rear garden. On the first floor there is a good-sized principal bedroom with window to front aspect. The family bathroom comprises panelled bath with shower attachment over, shower enclosure, W.C, wash hand basin and heated towel rail. There is also a useful storage cupboard within the bathroom. To the third floor there are two further bedrooms. Bedroom two is a double room with window to front aspect. Bedroom three is a good size room with window to rear aspect.



Approx Gross Internal Area  
68 sq m / 732 sq ft



□ Denotes head height below 1.5m

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.

### Outside

The rear garden is enclosed and part walled, it is predominately laid to lawn with gated side access. There are picturesque views over Saffron Walden Common to the rear and it is conveniently located for access to the town centre.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council

### Agents Note

There is a right of way to the rear of the property.







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