



2 Fallowden Lane, Ashdon, Saffron Walden CB10 2HL

A charming 2 bedroom cottage enjoying a pleasant position tucked away on the edge of this popular village.

Guide Price £289,950

- Attractive mid terrace cottage
- 2 bedrooms, bathroom
- Enclosed courtyard garden
- Pleasant location on the edge of the village
- Located just 3 miles from Saffron Walden
- No Chain



ACCOMMODATION

2 Fallowden Lane is a charming 2 bedroom mid terrace cottage enjoying a pleasant position tucked down this peaceful lane situated on the edge of the 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 surrounded by rolling open countryside. The property benefits from spacious accommodation comprising an 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. In detail the accommodation comprises

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 currently 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 paved garden. To the rear there is a private courtyard garden to the rear with side pedestrian access.

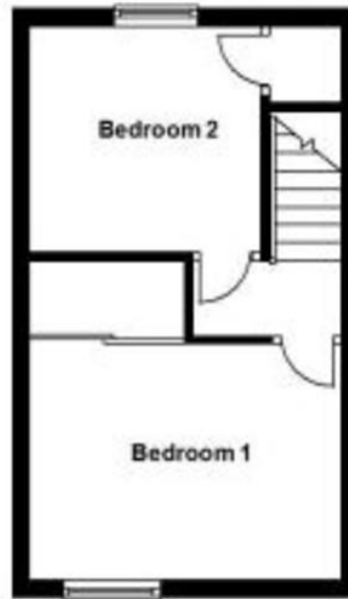
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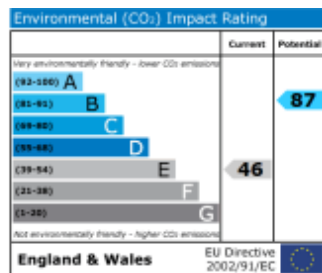
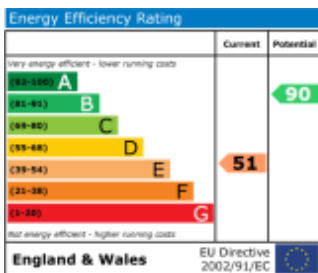
The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church, and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18-hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

Ground Floor



First Floor





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

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