



12 Fitzpiers, Saffron Walden
CB10 2BD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

12 Fitzpiers

Saffron Walden | Essex | CB10 2BD

Guide Price £575,000

- Spacious 4 bedroom modern town
- Accommodation spread over 4 floors and extending to approximately 1538 sqft
- Beautifully presented throughout
- Attractive courtyard garden
- Off Road Parking
- Forming part on a small and exclusive residential development
- Ideally located, tucked away in the heart of town and just short walk from the common
- Available with no upward chain
- EPC Rating: Band D

The Property

A surprisingly spacious and light town house situated in a tucked away position within this modern development, ideally located just a short distance from the town centre and the common. The property offers spacious and flexible living accommodation over 4 floors, off road parking and a pleasant low maintenance rear garden.

The Setting

Fitzpiers is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and 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 2.5 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

Accommodation is set over four floors and commences with a ground floor comprising an entrance hallway with cloakroom leading to a 23ft family room with bi folding doors to a small front terrace. The ground floor also benefits from a useful utility room with a range of wall and base units, space for washing machine and tumble dryer, small fridge and an understair storage cupboard. The first floor is accessed internally and also via an external staircase and balcony and offers a further cloakroom and leads to the L-shaped kitchen/dining/living room with French doors leading out to the delightful rear garden. The Kitchen is fitted with a range of wall and base units incorporating an electric cooker and hob with extractor fan over, a dishwasher and space for a large fridge freezer with breakfast bar area opening to the sitting and dining areas. The first floor offers 3 bedrooms and a family bathroom with the master bedroom on the top floor with velux windows and fitted cupboards and drawers. Adjacent is a recently fitted shower room.

Outside

The property benefits from off road parking to the front of the property and to the rear a lovely, enclosed courtyard garden.



Services

All main services are connected.

Local Authority

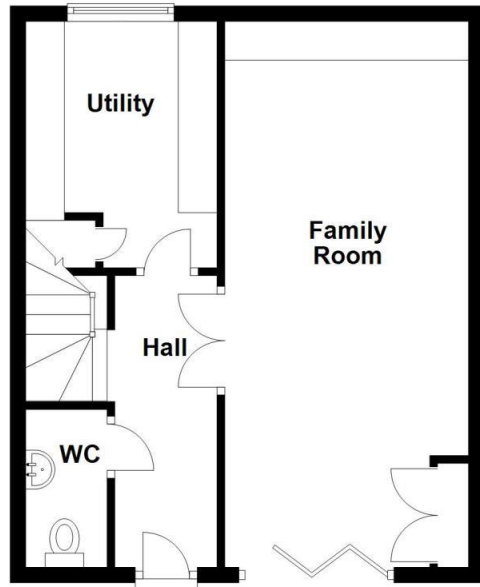
Uttlesford District Council

Council Tax

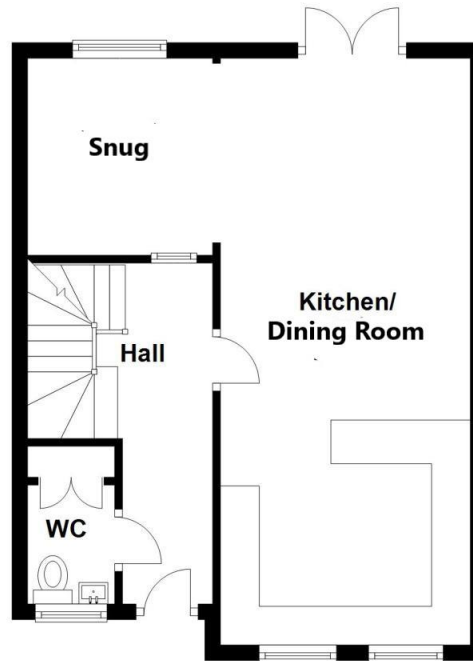
Band E



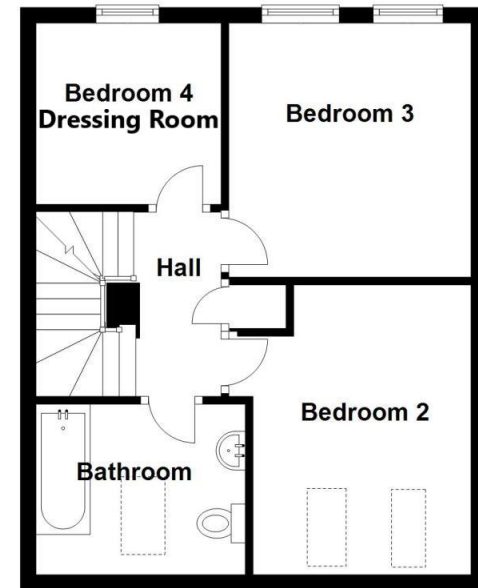
Ground Floor



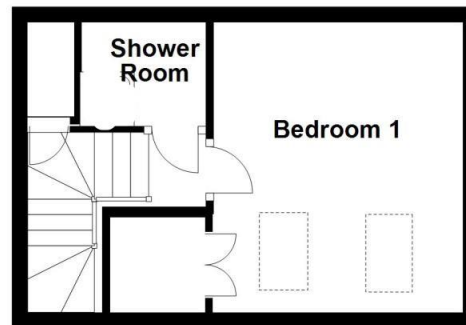
First Floor



Second Floor



Third Floor



Total area: approx. 143.0 sq. metres (1538.9 sq. feet)

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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