



Property Agents



26 St. James Court

Saffron Walden, Essex

Guide Price £285,000





## 26 St. James Court

Saffron Walden, Essex

If you're a first-time buyer or an investor seeking potential rental income, 26 St. James Court is a great opportunity to get started. With a monthly income potential of around £1,150, this property is conveniently located just a 0.7-mile walk from Saffron Walden's Market Square, where you can enjoy a bustling market on Tuesdays and Saturdays. Additionally, the property offers two designated parking spaces for added convenience.

As you enter the property through the entrance hall, you will notice three doors. One leads to the kitchen, another leads to the living/dining room, and the third door leads to the understairs storage. The kitchen is equipped with matching base and eye level units, an integrated electric oven, and space for a fridge/freezer and a washing machine. The living room/dining room features a sliding rear door that leads to the garden and a staircase that takes you to the first-floor landing.

Upstairs on the first-floor landing, you'll have access to two bedrooms and a fully equipped bathroom. The master bedroom is situated in the back, while the second bedroom is located in the front. The bathroom comes with a bath, shower, wash hand basin, and a WC.





The back garden is easy to take care of and has mostly grass, along with a patio next to the house and a shed in the back. Residents can park two cars in the designated parking area just past the property.

**Agents Note:**

EPC Band C  
Uttlesford District Council - Council Tax Band C  
- £1,710.05 PA  
All Mains Services Connected

**Location:**

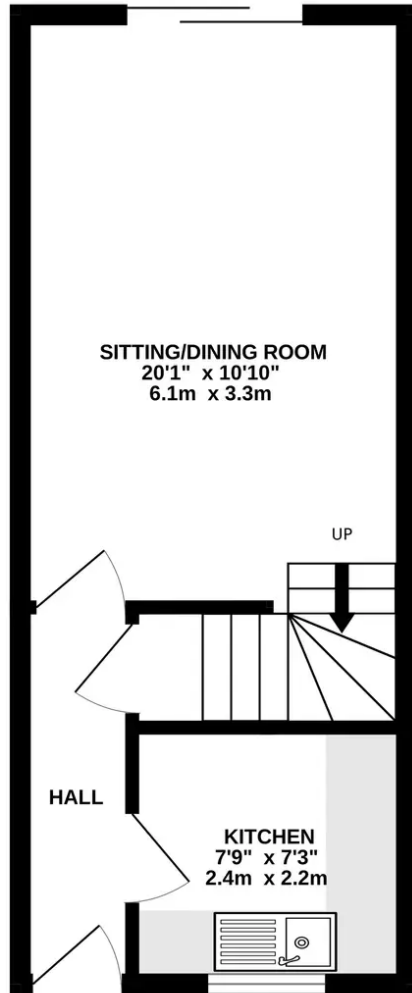
Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with a number of primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.

- Two Bedrooms
- Chain Free
- Ideal First Time Buy
- Potential Rental Income of £1,150 PCM
- Two Allocated Parking Spaces
- 0.7-Mile Walk To Market Square

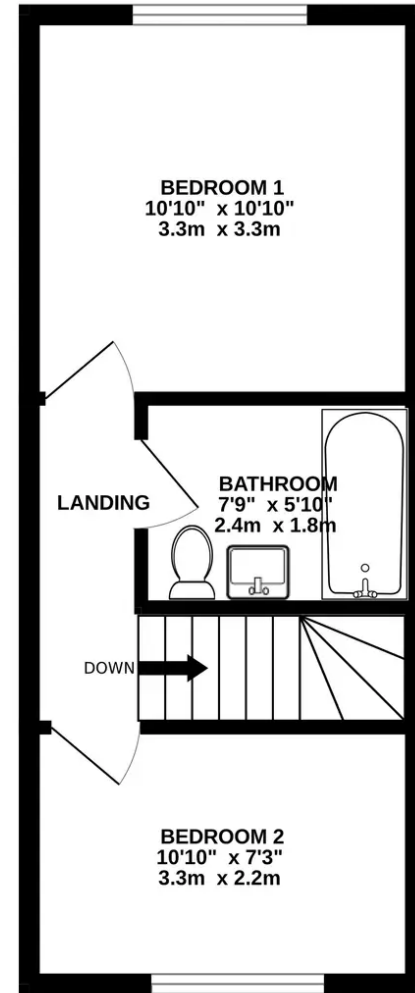




GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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