



93 Loompits Way, Saffron Walden  
CB11 4DN



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 93 Loompits Way

Saffron Walden | Essex | CB11 4DN

Guide Price £225,000

- An attractive, one-bedroom, semi-detached property
- Private, enclosed rear garden
- Off road parking for two vehicles
- Ideally located for access to the town centre
- Offered with no upward chain
- EPC: TBC
- Council Tax Band: B

## The Property

A superb, one 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 incorporated and work surface over. There is space and plumbing for electric cooker/oven, washing machine, fridge and freezer.



**Ground Floor**  
Approx. 23.6 sq. metres (253.6 sq. feet)



**First Floor**  
Main area: approx. 20.5 sq. metres (220.5 sq. feet)  
Plus eaves, approx. 1.4 sq. metres (14.8 sq. feet)



**Main area: Approx. 44.1 sq. metres (474.2 sq. feet)**  
Plus eaves, approx. 1.4 sq. metres (14.8 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.



The first-floor landing has a built-in airing cupboard and doors leading to adjoining rooms. Bedroom one is a good size double, with window to front aspect. The bathroom comprises an enclosed shower, W.C, wash hand basin and Velux window.

#### Outside

To the front of the property is a small, gravelled area with paved pathway to the front door. There is a car port and off-road parking for two vehicles. A side gate provides access to the rear garden. The rear garden is a good size, laid mainly to law with shrub borders and patio area.

#### Services

All mains services are connected.

#### 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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