



## 22 Gibson Way, Saffron Walden, Essex CB10 1AH

A well appointed 2 bedroom ground floor apartment of character occupying a prime location in the heart of Saffron Walden town centre, just a stones through from the market square as well Audley End parkland.

**Guide Price £335,000**

- 2 bedroom ground floor apartment
- Short walk to town centre
- Off road parking for 2 cars
- All mains services are connected
- EPC: D
- Council Tax Band: C



### ACCOMODATION

22 Gibson Way is a spacious 2 bedroom ground floor apartment of character, beautifully presented and benefiting from high ceilings throughout. The apartment occupies a peaceful position and is within easy reach of the town centre and local amenities. The property is well presented throughout and has the benefit of 2 parking spaces directly outside the house. In detail, the characterful accommodation comprises;

### HALLWAY

With two built in cupboards with shelving, doors leading to;

### SITTING ROOM 13' 9" x 12' 6" (4.19m x 3.81m) max

An attractive bay window to the front aspect, fireplace with log burning stove inset.

### KITCHEN 9' 9" x 7' 7" (2.97m x 2.31m) max

Fitted with a range of eye and base level units with work surface over incorporating a sink unit and electric hob, integrated, fridge/freezer, dishwasher and washing machine. A part glazed door with adjoining window open out to the steps leading down to the side access.

### BATHROOM 9' 8" x 5' 10" (2.95m x 1.78m) max

A modern re fitted suite comprising a fully tiled shower cubicle, wash hand basin, wc and There is an obscure window to the side aspect, chrome heated towel rail.

### BEDROOM 1 14' 3" x 9' 10" (4.34m x 3m)

Window to the rear aspect, two built in wardrobes with cupboards above.

### BEDROOM 2 12' 8" x 10' (3.86m x 3.05m)

Currently used as a dining room. Window to the rear aspect, radiator, and a fireplace (currently not in use)

### OUTSIDE

The property is set in a stunning central town location within easy walking distance of the town centre, market square and Audley End estate. To the front of the property is a paved parking area with No. 22 having 2 spaces and steps leading up to the front door. There is a gate to the side providing access to the bin storage, courtyard area and steps up to the kitchen.

### LOCATION

Gibson Way is a much sought after and established residential development conveniently situated 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 Saffron Walden County High as well as other local schooling. 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

### SERVICE

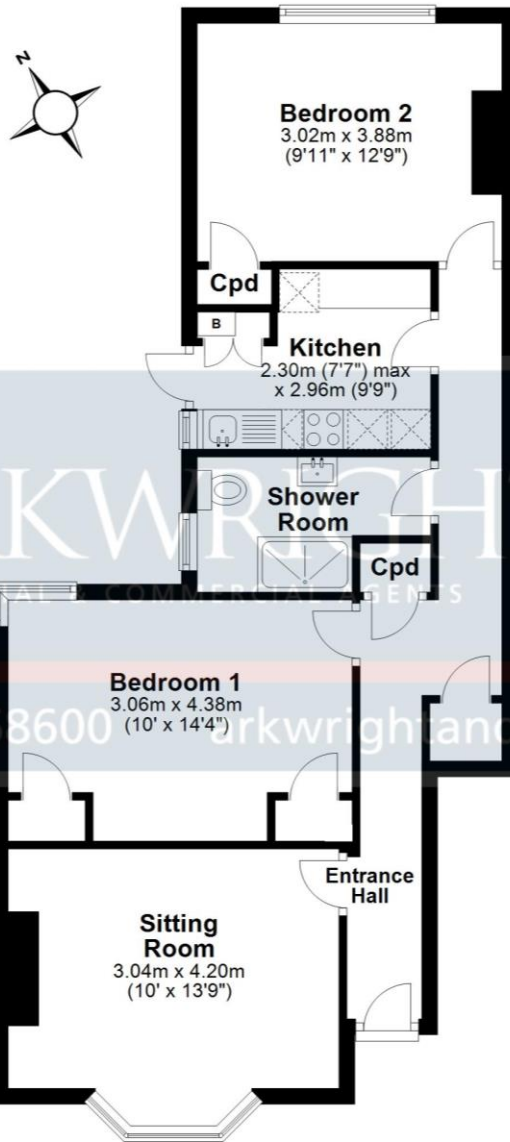
All main services have been connected.

### TENURE

Freehold with the benefit of an associated lease. Further details upon request.

## Floor Plan

Approx. 62.4 sq. metres (671.4 sq. feet)



Total area: approx. 62.4 sq. metres (671.4 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND**  
Tax band C

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Uttlesford District Council

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