



32 Clay Pit Piece, Saffron Walden
CB11 4DR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

32 Clay Pit Piece

Saffron Walden | Essex | CB11 4DR

Guide Price £325,000

- A well-appointed, three-bedroom property
- Offered with no upward chain
- Off road parking
- Popular residential area
- Integral garage
- EPC: D
- Good size rear garden
- Council Tax band: C

The Property

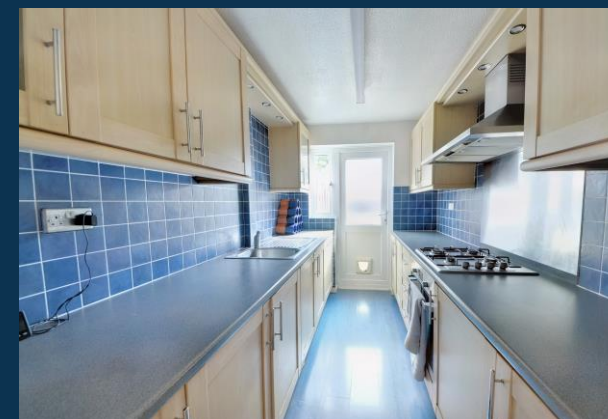
A generous three-bedroom, mid terraced home with garage, off road parking and rear garden. Located in a popular residential area the property benefits from having double glazed windows, conservatory and is offered with no upward chain.

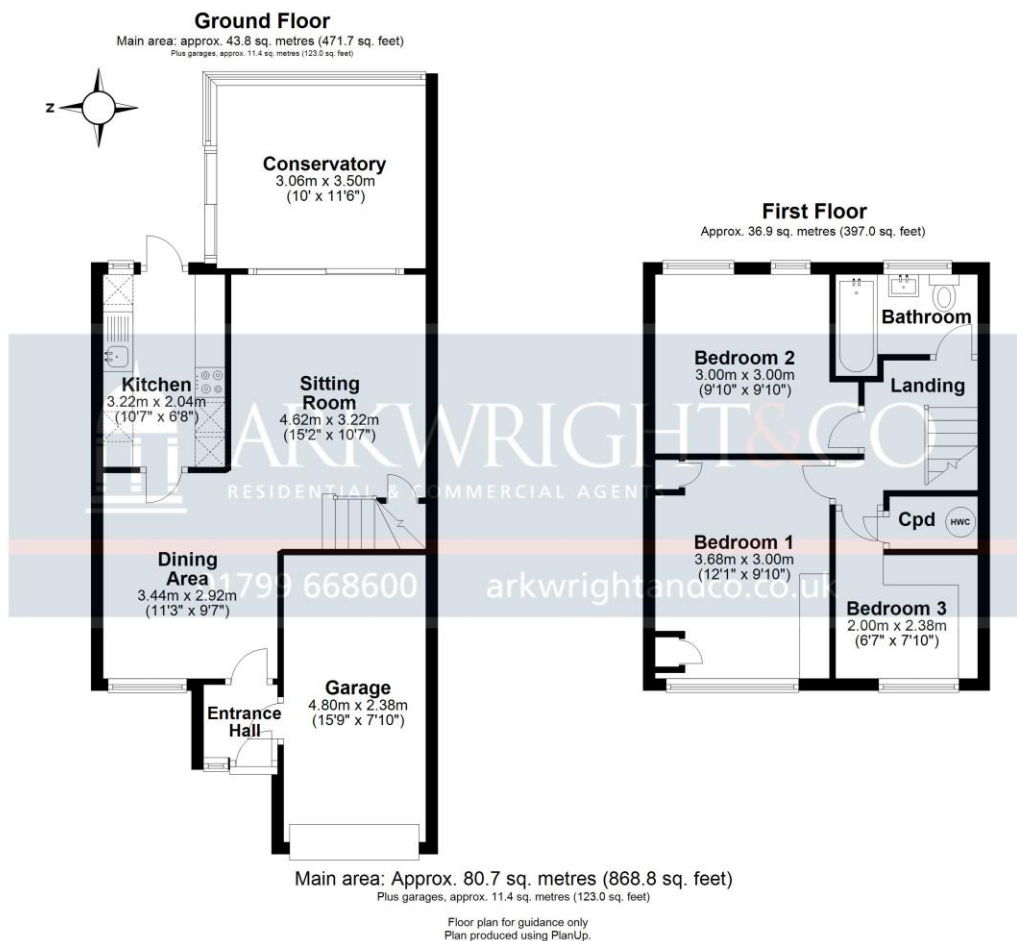
The Setting

Clay Pit Piece is located on the edge of town and ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

The property offers entrance porch, lounge / diner with stairs leading to the first floor. A kitchen with a range of wall and base units integral appliances, and door leading to the rear garden. From the living room there are patio doors leading to the conservatory. The first floor offers three bedrooms and a bathroom.





Outside

To the front of the property there is driveway providing parking, and an integral garage, which has light and power connected. The enclosed rear garden is predominately laid to lawn with retaining wall and patio area. There is gated side access to the rear.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

C



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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