



43 Ross Close, Saffron Walden  
CB11 4AY



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 43 Ross Close

Saffron Walden | Essex | CB11 4AY

## Guide Price £350,000

- A three-bedroom, two-bathroom semi-detached property
- Offered with no upward chain
- Good size rear garden
- EPC: C
- Off road parking & detached garage
- Council Tax Band: C

### The Property

A well appointed three-bedroom, two-bathroom semi-detached property located in a popular residential area. Benefiting from off road parking, garage, rear garden and is offered with no upward chain.

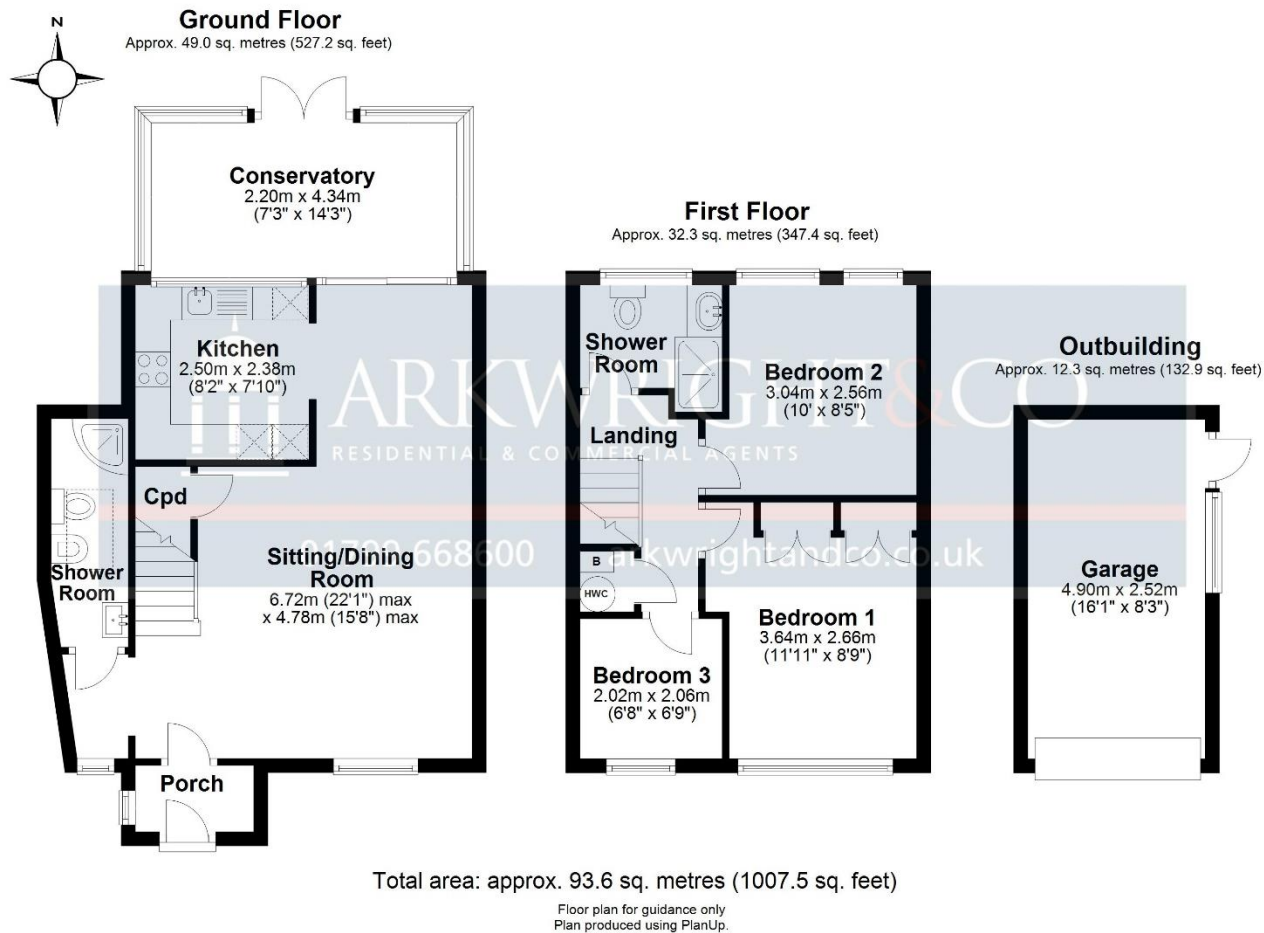
### The Setting

Ross Close is situated within an established residential area to the Eastern edge of Saffron Walden, only a short distance from the town centre. Local amenities include a Tesco Express store on the corner of Rowntree Way and a Nisa supermarket on Cromwell Road. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including Katherine Semar, R A Butler, St Thomas Moore and Saffron Walden County High School which is now an Academy School. 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 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

### The Accommodation

In detail the property comprises of an entrance porch with window to side aspect and door leading into the open plan sitting/dining room with window to front aspect, understair storage cupboard and stairs rising to the first floor. The shower room comprises shower enclosure, W.C, bidet and wash hand basin. The kitchen is fitted with a matching range of eye and base level units with worksurface over and inset sink. There is an integrated oven, microwave, induction hob with extractor fan over. A sliding door leads from the dining area into the good size conservatory with double doors leading onto the rear garden.





The first-floor landing provides access to the storage cupboard housing the hot water cylinder and doors to the adjoining rooms. Bedroom one is a good size room with window to front aspect, built in wardrobes and access to the loft hatch. Bedroom two is a double room with two windows to rear aspect and built in wardrobe. The third bedroom is a good size with window to front aspect. The shower room comprises double shower enclosure, W.C and wash hand basin.

### Outside

To the front of the property is off road parking for one vehicle. The rear garden is a good size with shrub borders and ornamental board. A paved pathway provides access to the garage with an electric insulated roller door.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council





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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