



Debden Road, Saffron Walden £185,000 **Freehold**

Key Features

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- No onward chain
- One bedroom house
- Character property
- Courtyard garden
- Good size kitchen

OFFERED CHAIN FREE

Situated just a short walk from the town centre, this unique one-bedroom property would make an ideal first-time buyer's home. The accommodation is on one level and comprises of a good-sized living room with a cosy snug area, a double bedroom, a well-proportioned kitchen, and a bathroom. Stairs from the living room lead to a mezzanine level. To the front of the property, there is a courtyard garden area, perfect for enjoying some outdoor space.

Although the property would benefit from refurbishment, it offers fantastic potential and represents a great opportunity for buyers looking to put their own stamp on a home. Saffron Walden is a fine old market town with



a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

ROOMS:

Sitting/Dining Room

4.50m max x 4.20m max

14'9" max x 13'9" max

Bedroom

3.40m x 3.00m

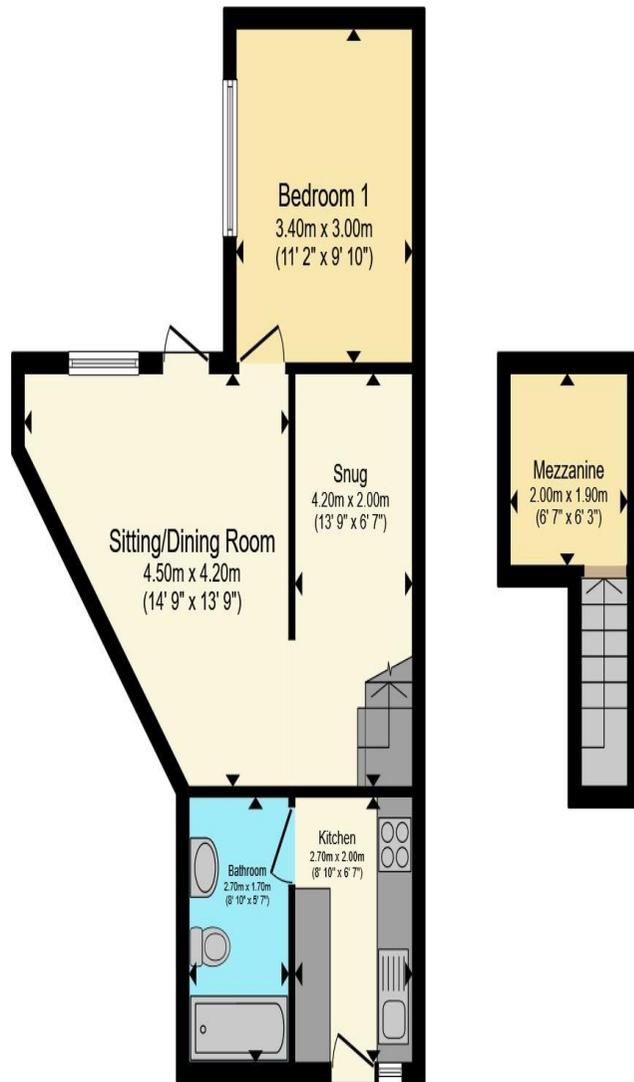
11'2" x 9'10"

Kitchen

2.70m x 2.00m

8'10" x 6'7"





Ground Floor

Mezzanine

Total floor area 49.7 sq.m. (535 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Snug
4.20m x 2.00m
13'9" x 6'7"

Mezzanine
2.00m x 1.90m
6'7" x 6'3"

Bathroom

Courtyard area to the front and side entrance.

To view this property call Kevin Henry on:
01799 513632

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