



**10b Plantation Close, Saffron Walden
CB11 4DS**

A well-appointed one bedroom semi-detached home, with a south-facing garden, ideally positioned on the outskirts of the town centre. There is scope to extend and improve the property (subject to planning) and it is available with no chain.

Guide Price £225,000

- 1 bedroom semi-detached home
- Single garage and off-road parking
- Enclosed south facing garden
- Scope to extend and improve (STP)
- Ideal for first time buyer / investment
- Close to town centre and local amenities



ACCOMMODATION

10b Plantation Close is a well-appointed one-bedroom semi-detached home, with a south-facing garden, ideally positioned on the outskirts of the town centre of Saffron Walden. There is scope to extend and improve the property (subject to planning) and it is available with no chain, making it the ideal investment opportunity or first-time purchase. In detail, the accommodation comprises: -

ON THE GROUND FLOOR:

ENTRANCE DOOR TO:

LIVING ROOM: 12'7" x 10'7" (3.84m x 3.23m).

Radiator, TV aerial point, stairs to first floor, telephone point, sliding double-glazed patio doors to rear garden.

KITCHEN: 11' x 6'9" (3.35m x 2.06m).

Fitted with a modern range of base and eye-level units with complimentary work surface over, incorporating a stainless-steel sink and drainer unit. With tiled splashbacks, electric cooker, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer or dishwasher, under stairs storage cupboard and two windows to the front aspect.

ON THE FIRST FLOOR:

BEDROOM: 15'8" (4.78m) x 12'8" (3.86m)

(narrowing to 10'7" (3.23m)). Radiator, loft hatch providing access to loft space, windows to the front and side aspects.

SHOWER ROOM:

Suite comprising large fully tiled shower enclosure, pedestal wash hand basin, low-level WC, built-in airing cupboard housing the gas-fired boiler providing hot water for central heating and domestic usage.

OUTSIDE:

The property enjoys a larger than average south facing garden providing room to extend, if required (subject to planning), with patio area and lawned area. Beyond the garden there is the garage with parking in front.

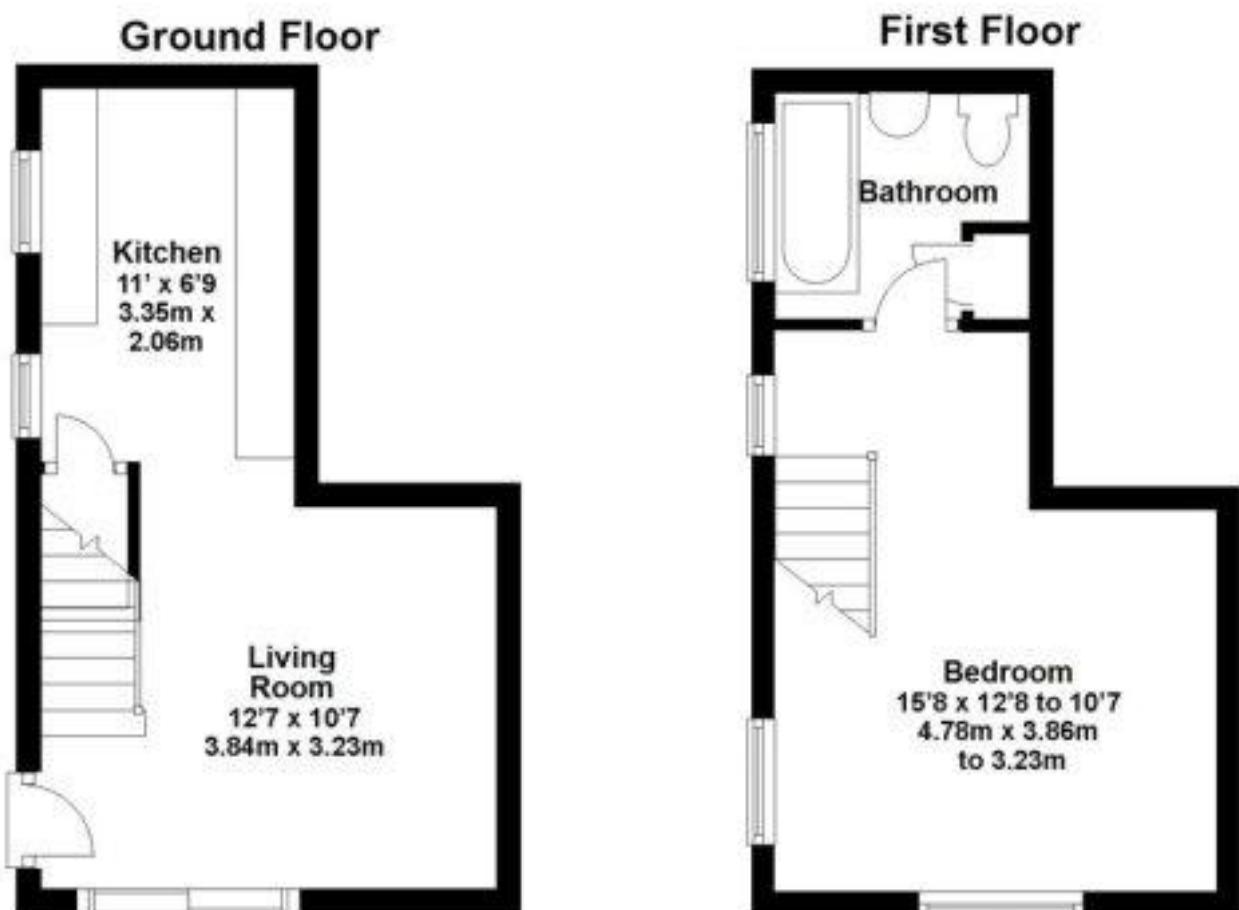
LOCATION

Plantation 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.

SERVICES

All mains services are connected.

FLOOR PLAN





COUNCIL TAX BAND
Tax band B

EPC RATING
To be confirmed

TENURE
Freehold

LOCAL AUTHORITY
Uttlesford District Council

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