



60 East Street, Saffron Walden, Essex,
CB10 1LR

£400,000

A detached two bedroom bungalow in need of improvement offering potential to extend subject to the necessary planning consent, close to the heart of this popular market town



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ACCOMMODATION

A detached bungalow originally built in the 1930's in need of updating but offering potential for an extension or loft conversion or total redevelopment, subject to the necessary planning and building regulation approval. Situated within walking distance of the town centre the property has a large south facing garden and off road parking. With 2 double bedrooms, sitting room, dining room, kitchen and bathroom, there is a large loft with potential to create additional accommodation. In detail the accommodation comprises:

KITCHEN

14' 6" x 8' 5" (4.42m x 2.57m) Fitted base cabinets with stainless steel sink and drainer, wall mounted gas fired boiler for central heating and domestic hot water, airing cupboard, built in pantry, part glazed door to rear garden

SITTING ROOM

15' 5" x 9' 1" (4.7m x 2.77m) Laminate wood flooring, French windows to garden and double doors to dining room, 2 radiators

DINING ROOM

11' 9" x 11' 7" (3.58m x 3.53m) Laminate wood flooring, radiator

BEDROOM 1

11' 11" x 15' 2" (3.63m x 4.62m) Into bay window to front elevation, radiator

BEDROOM 2

11' 11" x 15' 2" (3.63m x 4.62m) Into bay window to front elevation, radiator

BATHROOM

Comprising panelled bath, WC, pedestal hand basin, radiator

OUTSIDE

A driveway to one side leads to the rear garden with a turning area and a single prefabricated concrete garage measuring 14'2" x 8'4" with up and over door and a store room behind measuring 8'4" x 5'6". The garden is mainly laid to lawn with a paved area and panelled fencing to all boundaries.

SERVICES

All main services are connected to the property. The central heating system is gas fired

LOCATION

Situated on East Street just before the junction with Thaxted Road, the property is close to the centre of this historic town of Saffron Walden, with a market square, twice weekly market and an abundance of antiques, coffee shops and restaurants. There are a number of popular high street retailers including Waitrose and the town is well situated with Audley End Station within 3 miles providing a regular service to London's Liverpool Street in approximately 55 minutes

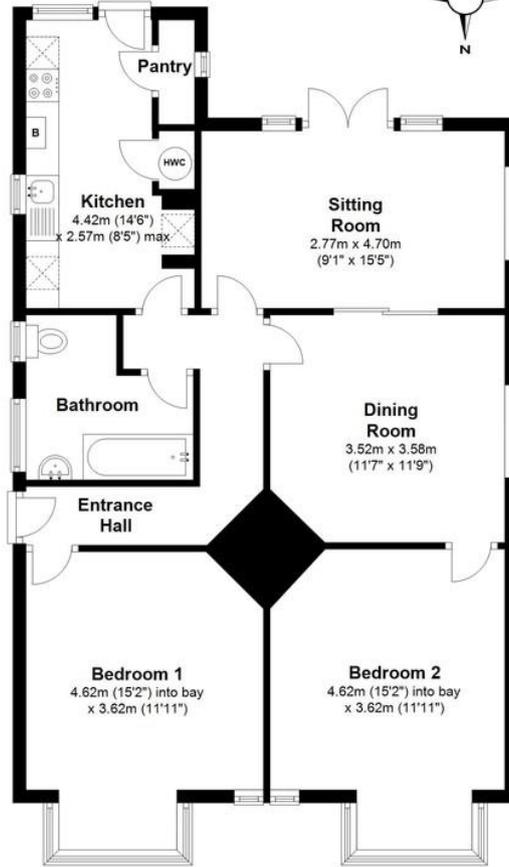
VIEWING

By Appointment with Arkwright and Co
Tel: 01799 668600

Bryant Land & Property
Tel: 01223 842675

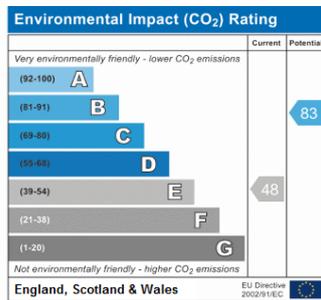
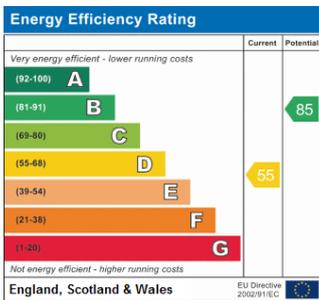
Floor Plan

Approx. 81.9 sq. metres (881.2 sq. feet)



Total area: approx. 81.9 sq. metres (881.2 sq. feet)

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Floor plan for guidance only
Plan produced using PlanUp.



COUNCIL TAX BAND
Tax band D

TENURE
Freehold

LOCAL AUTHORITY

Uttlesford District Council
Tel. 01799 510510

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