



Bell College Court, Saffron Walden, CB11 3FA



Bell College Court

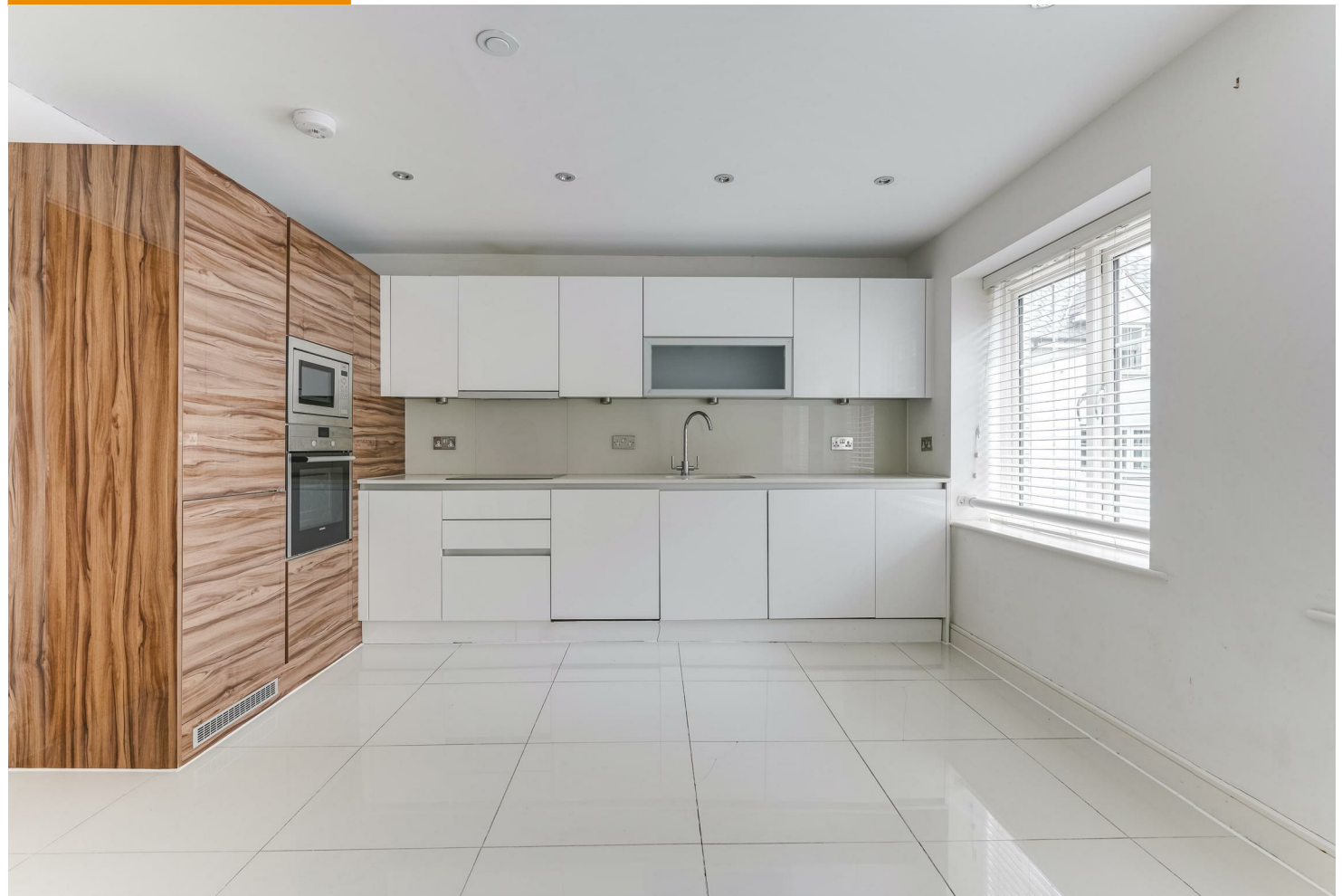
South Road, Saffron Walden,
CB11 3FA

- Gated development
- Versatile accommodation
- Kitchen/diner
- No upward chain
- Double garage
- Allocated parking

An attractive three bedroom townhouse situated in a sought after gated development. The property offers bright and well proportioned accommodation, together with a double garage and off street parking.

3 3 1

Guide Price £525,000





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

ENTRANCE HALL

Stairs rising to first floor, doors to adjoining rooms, storage cupboard and the garage.

CLOAKROOM

Comprising pedestal wash hand basin, low level w.c., obscure glazed window to the front aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, stairs rising to second floor.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units, quartz tops, stainless steel sink, induction hob, electric oven and microwave, integrated fridge/freezer, dishwasher and washing machine, windows to rear aspect.

SITTING ROOM

French doors with Juliet balcony to front aspect.

BATHROOM

Comprising ceramic wash hand basin, low level w.c., panelled bath with over shower, heated towel rail, illuminated demisting mirror and obscure glazed window to the side aspect.

SECOND FLOOR

LANDING

Doors to adjoining rooms, stairs rising to the third floor.

BEDROOM 1

Window to rear, fitted wardrobes, door to:

ENSUITE

Comprising ceramic wash hand basin, low level w.c., shower unit, illuminated demisting mirror and obscure glazed window to the side aspect.

BEDROOM 2

Window to front aspect, fitted wardrobes.

THIRD FLOOR

BEDROOM 3

Window to front aspect, door to:

ENSUITE

Comprising ceramic wash hand basin, low level w.c., shower unit, heated towel rail, illuminated demisting mirror and obscure glazed window to side aspect.

STUDY AREA

Door leading to:

DRESSING ROOM

DOUBLE GARAGE

Up and over door, window to the side aspect, integral access into the house. Allocated off-street parking spaces.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area
 167.91 sq m / 1807.36 sq ft
 (Includes Garage)
 Garage Area 24.59 sq m / 264.68 sq ft

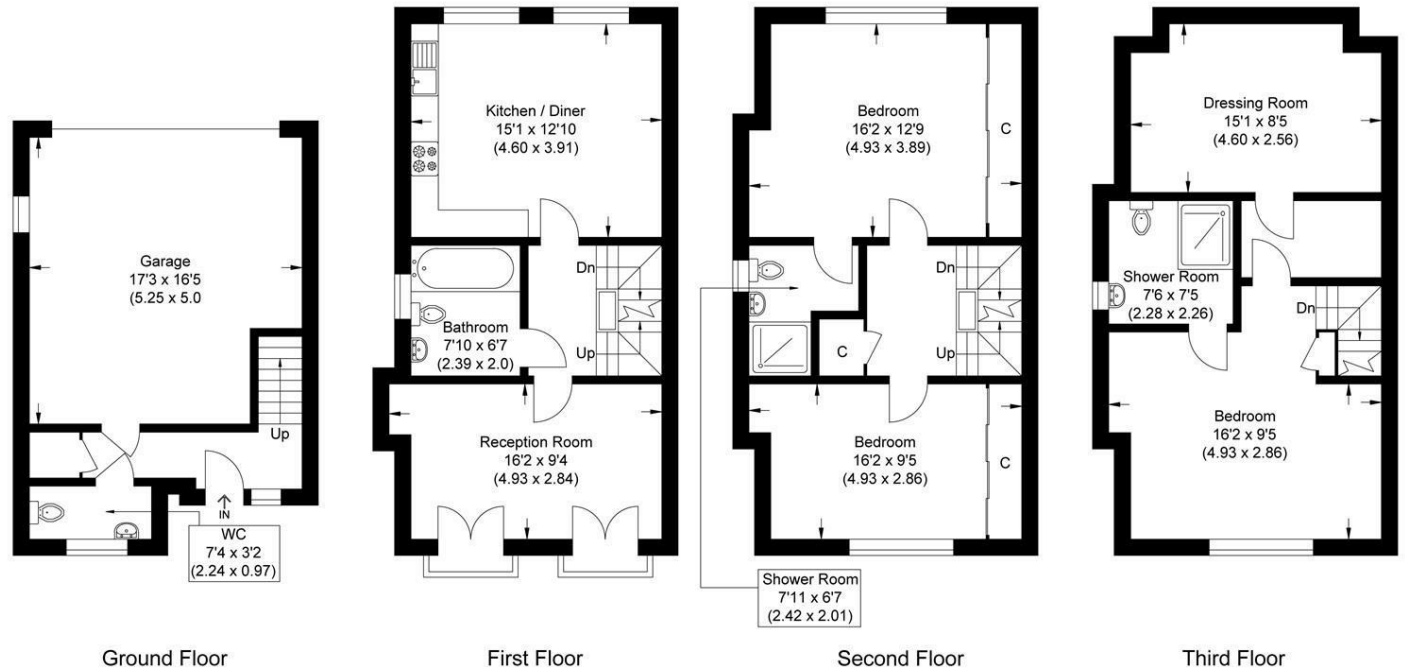


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs
 (82 plus) A
 (71-81) B
 (59-80) C
 (51-58) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Guide Price £525,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.