



Wallace Road, Saffron Walden **£154,000** **Leasehold**

**KH** Kevin  
Henry

# Key Features



125 Years remaining as of 01 Apr 2018

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: 01/2028

- Shared Ownership - sold with 40% ownership and option to purchase 100%
- Immaculately presented
- Two double bedrooms
- Good size lounge/diner
- Modern Kitchen with integrated goods

Excellent opportunity to purchase this immaculately presented two double bedroom house offered with a 40% share and an ability to own 100%.

The property has a great feeling of light and space throughout and benefits from a

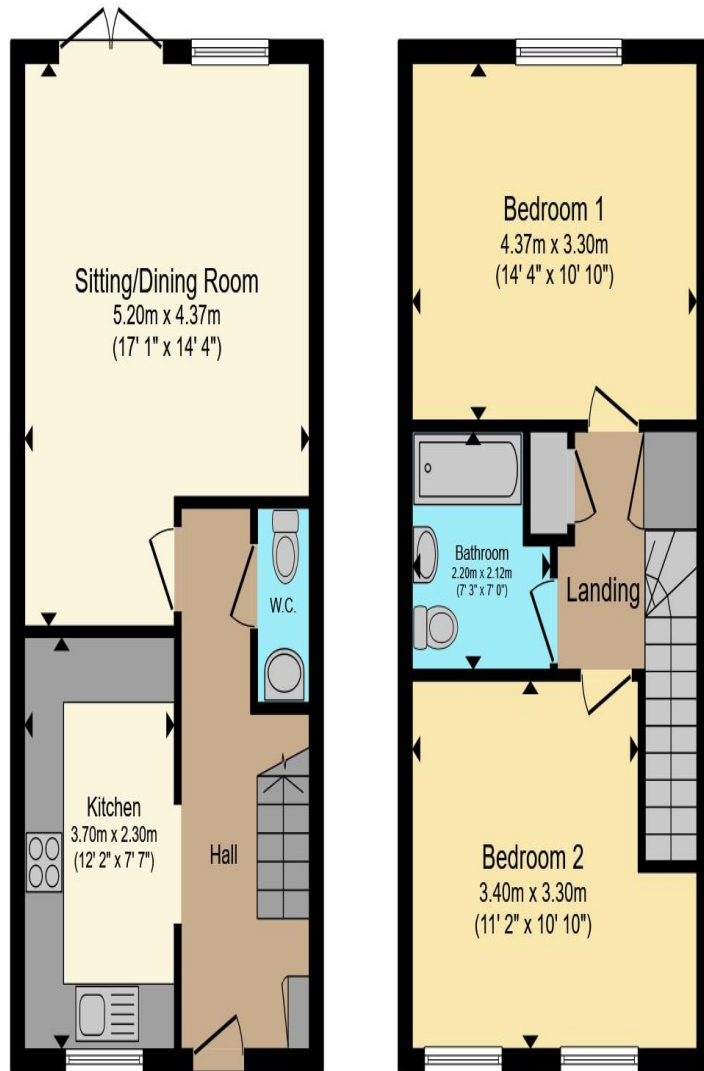


spacious lounge/diner, modern kitchen with appliances, two double bedrooms and contemporary bathroom. There is also the added benefit of a downstairs cloakroom. The well-presented west facing garden is private and fully enclosed and there is parking at the front for two vehicles. Please call now to secure an early viewing! 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.

#### Hallway

Under-stair storage space and storage cupboard.





**Ground Floor**

**First Floor**

Total floor area 79.5 sq.m. (856 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](http://www.propertybox.io)



Kitchen  
3.70m x 2.30m  
12'2" x 7'7"

Lounge/Diner  
5.20m max x 4.37m max  
17'1" max x 14'4" max

Cloakroom

Landing  
Two storage cupboards.

Bedroom One  
4.37m x 3.30m  
14'4" x 10'10"

Bedroom Two  
3.40m x 3.30m  
11'2" x 10'10"  
Loft access

Bathroom

Garden  
West facing private fully enclosed rear garden comprising of lawn and patio.

Front

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 [sales@kevinhenry.co.uk](mailto:sales@kevinhenry.co.uk)

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



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