

Winstanley Road, Saffron Walden

3 Bedroom House

Intercounty







Fantastic Investment Opportunity or First Time Buyer purchase

An excellent opportunity to acquire a well-proportioned three-bedroom mid terraced home, offering an appealing combination of generous accommodation, off-street parking, a garage and excellent potential for further improvement. Equally suited to a first time buyer looking to put their own stamp on a property or an investor seeking a well-located rental investment, the property offers approximately 995 sq ft of accommodation.

The ground floor provides a welcoming entrance, spacious reception room, separate dining room and kitchen, together with access to the integral garage. To the first floor are three bedrooms and the family bathroom, with the accommodation providing plenty of flexibility for modern family living.

There is also considerable scope to enhance and extend the property, subject to the necessary planning permissions and consents. The garage could potentially be incorporated into the main accommodation, as has been done at other properties along the road, creating additional living or dining space. The rear garden also offers exciting possibilities, with scope to create additional parking or potentially a garden office, subject to the appropriate permissions.

Externally, the property benefits from off-street parking to the front as well as the integral garage, while the rear garden provides a good-sized outside space with further potential for the new owner to improve and personalise.

Offers in excess of
£325,000

From an investment perspective, we understand the property could achieve a potential rental income of approximately £1,400 per calendar month, making it an attractive proposition for landlords and potentially offering a 5%+ gross rental yield, depending on the eventual purchase price and associated costs.

Saffron Walden

Winstanley Road is ideally positioned for access to the highly regarded market town of Saffron Walden, which offers an excellent range of independent shops, cafés, restaurants, supermarkets and everyday amenities. The town is well known for its historic character, excellent schools and extensive leisure facilities, including the Common and Lord Butler Leisure Centre. There are also excellent transport links, with Audley End railway station providing services towards London Liverpool Street and Cambridge, while the M11 is readily accessible for those commuting by road. This combination of amenities, schooling, transport links and strong demand for housing makes Saffron Walden an appealing location for both owner-occupiers and investors.

Council Tax Band C & EPC Band C























Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

intercounty_

IntercountyEA

Listed by



Karen Johnson
01799 522641
saffronwalden@intercounty.co.uk

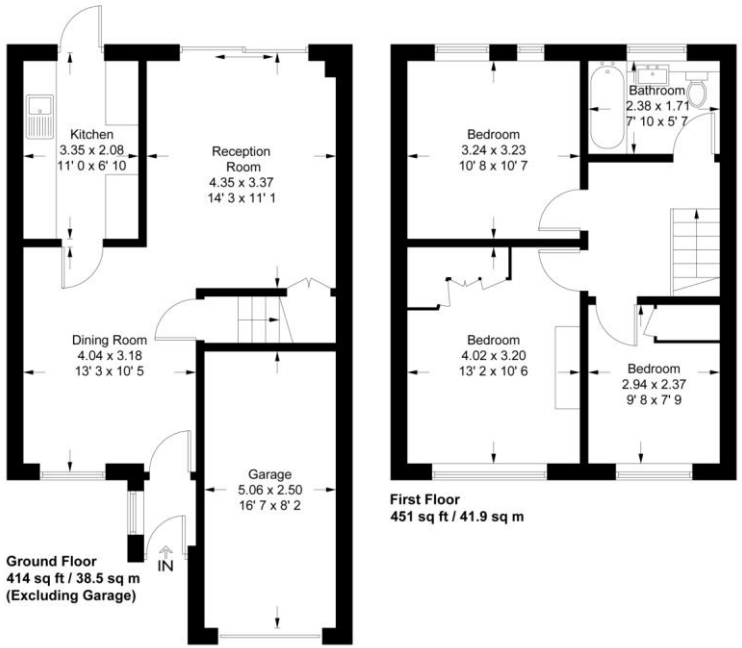
The Property Ombudsman

arla | propertymark PROTECTED

Intercounty

Winstanley Road

Approximate Gross Internal Area = 865 sq ft / 80.4 sq m
Garage = 130 sq ft / 12.1 sq m
Total = 995 sq ft / 92.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Intercounty

Property Details

3 Bedroom Mid Terraced Property

Approximately 995 sq ft of Accommodation

Fantastic Investment Opportunity or First Time Buyer Purchase

Scope to Enhance and Extend STPP

Garage & Driveway Parking

Garden

Council Tax Band C & EPC Band C

Tenure - Freehold

104 Winstanley Road, Saffron Walden, Essex, CB11 3EY

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.