

Ashdon Road, Saffron Walden

2 Bedroom House

Intercounty


For illustrative purposes only





A charming end-of-terrace cottage, enjoying an enviable position adjoining the Common, with two double bedrooms, two reception areas, a useful cellar and a south-facing rear garden. Offered chain free.

Occupying a particularly appealing position right alongside the Common, this delightful end-of-terrace cottage offers a wonderful combination of character, well-proportioned accommodation and an exceptionally convenient location, just a short walk from the heart of Saffron Walden.

The ground floor provides a welcoming living arrangement, with a comfortable reception room to the rear, measuring approximately 14'8 x 11'6, providing an excellent space to relax. To the front, a separate dining room offers further versatility, leading through to the fitted kitchen, which is well arranged and thoughtfully positioned to make the most of the available space.

A particularly useful feature is the substantial basement cellar, measuring approximately 13'9 x 10'8, providing excellent additional storage and potential for a variety of uses, subject to any necessary consents.

Upstairs, the first floor offers two genuine double bedrooms, with the principal bedroom being particularly generous at approximately 14'8 x 11'7. The second bedroom is also a well-proportioned double, served by a family bathroom.

Externally, the property enjoys a lovely south-facing rear garden, providing an excellent space to enjoy the sunshine, with plenty of scope for outdoor dining, entertaining or simply relaxing. Its end-of-terrace position, combined with its proximity to the Common, makes this a particularly attractive setting.

Guide Price
£300,000 - £325,000

Approximate Gross Internal Area: 813 sq ft (75.6 sq m), including the basement cellar.

Agents note: The property has had injection for prevention of rising damp.

Council Tax Band C. EPC Rating D.

The position is undoubtedly one of this cottage's greatest attractions. With the Common quite literally on the doorstep, there are wonderful open spaces to enjoy, while the historic market town centre is only a short walk away. Saffron Walden offers an excellent range of independent shops, cafés, restaurants and traditional public houses, alongside highly regarded schooling, leisure facilities and cultural attractions, including Saffron Hall and the town's independent cinema.

For commuters, Audley End railway station is approximately two miles away, offering services to London Liverpool Street and Cambridge, while the M11 provides convenient access towards London, Cambridge and the wider motorway network.

Offered for sale chain free, this is a lovely opportunity to acquire a characterful cottage in a highly desirable position, particularly suited to first-time buyers, downsizers and those seeking a home within easy walking distance of everything Saffron Walden has to offer.




















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



Blake Kingston
01799 522641
saffronwalden@intercounty.co.uk

The Property Ombudsman

arla | propertymark PROTECTED

Intercounty

Ashdon Road

Approximate Gross Internal Area = 813 sq ft / 75.6 sq m



Basement
146 sq ft / 13.6 sq m

Ground Floor
329 sq ft / 30.6 sq m

First Floor
338 sq ft / 31.4 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.

Property Details

2 Bedroom Mid-Terraced House

Offered Chain Free

Basement/Cellar

South Facing Rear Garden

Potential Rental Income £1300 PCM

Council Tax Band C

EPC Rating D

Tenure - Freehold

13 Ashdon Road, Saffron Walden, Essex, CB10 2AE

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.