



1 Patmore Cottages, High Street, Debden,
Saffron Walden, CB11 3LF

Offers in Excess of: £385,000
Freehold

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A charming, three-bedroom, end of terrace cottage, offering a delightful position within the sort after village of Debden.

The accommodation comprises an entrance hall, good size lounge and kitchen. On the first floor there are three bedrooms and a family bathroom.

Outside is a double garage, ample off-road parking and a south facing rear garden.

Council Tax Band C. EPC Rating E.



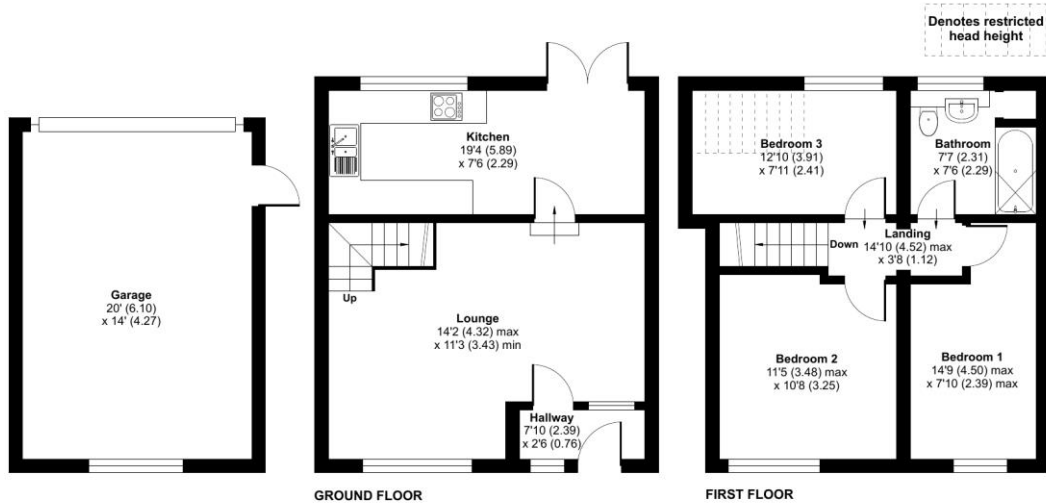
Village Location
Three Bedroom House
1 Reception Room
South Facing Garden
Double Garage
Ample Off Road Parking
Potential Rental Income £1200 PCM
Council Tax Band C
EPC Rating E

ADDITIONAL INFORMATION

Debden is well located with local amenities including a highly regarded primary school, Inn, restaurant, village shop/post office and 13th century Church. The larger market town of Saffron Walden is approximately four miles away, offering a more comprehensive range of shopping, leisure and educational facilities in the state and private sector.

High Street, Debden, Saffron Walden, CB11

Approximate Area = 856 sq ft / 79.5 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Garage = 280 sq ft / 26 sq m
Total = 1163 sq ft / 108 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rics/hcom 2023. Produced for Intercounty Estate Agents. REF: 1037528



Entrance Hall 7'10" x 2'6" (2.4m x 0.76m)

Lounge 14'2" x 11'3" (4.32m x 3.43m)

Kitchen 19'4" x 7'6" (5.9m x 2.29m)

First Floor

Bedroom 1 14'9" x 7'10" (4.5m x 2.4m)

Bedroom 2 11'5" x 10'8" (3.48m x 3.25m)

Bedroom 3 12'10" x 7'11" (3.9m x 2.41m)

Bathroom 7'7" x 7'6" (2.3m x 2.29m)

Outside

Garage 20' x 14' (6.1m x 4.27m)

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FOR MORE DETAILS CONTACT

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