



32 Bridge Street, Saffron Walden, CB10 1BU

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Offers over: £500,000  
Freehold



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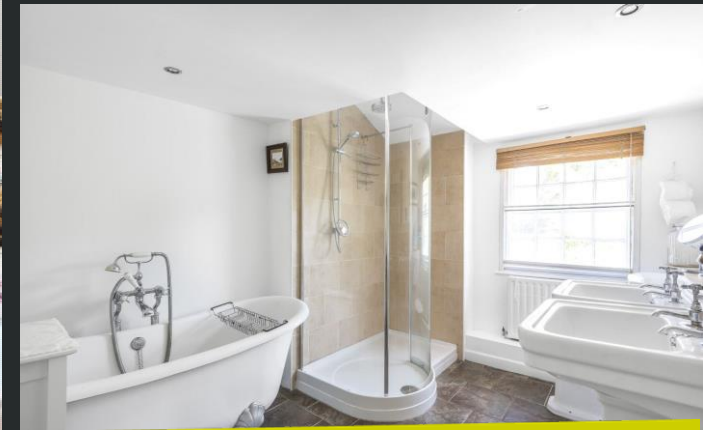
\*\*\*CHAIN FREE\*\*\*

In the heart of Saffron Walden's town centre and on one of Essex's most picturesque streets is this Grade II Listed, three-bedroom period cottage. All the benefits of a family home: three reception rooms including a well-proportioned solid wood garden room, good size kitchen and separate utility and ground floor cloakroom. On the first floor there are three double bedrooms and a good size family bathroom.

Externally there are private, mature landscaped gardens approximately 75 feet to the rear.

In addition to being in the centre of the town this property is a "stone's throw" from the beautiful Bridge End Gardens, the Saffron Walden Golf Club and the historic Eight Bells restaurant and pub.

Council Tax D. EPC Exempt.



3 Bedroom Period Cottage  
Grade II Listed  
2 Receptions  
Conservatory  
Mature Garden  
Close to Town Centre  
No Onward Chain  
Council Tax Band D

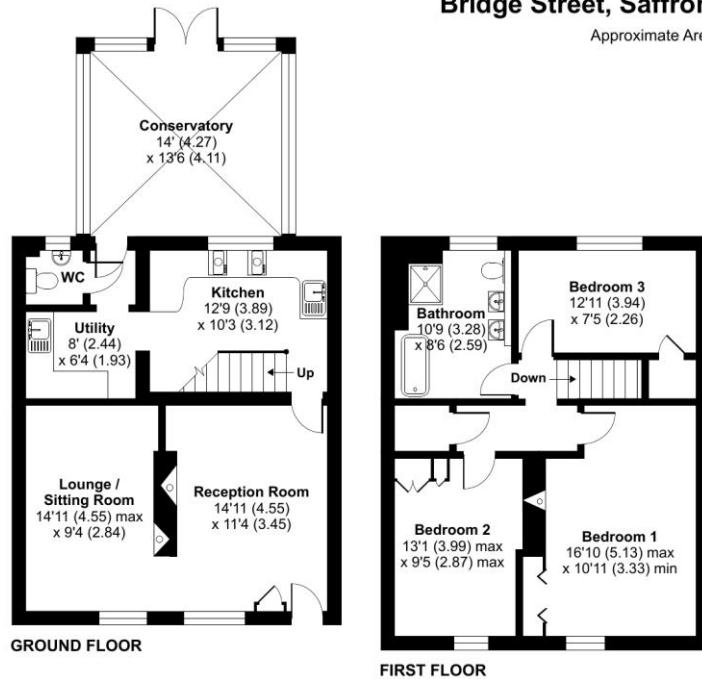
#### ADDITIONAL INFORMATION

Saffron Walden is a medieval market town located in North-West Essex, 15 miles South of Cambridge. Audley End station provides train services to London Liverpool Street and Cambridge and M11 provides motorway access. It has a rich heritage of old buildings and holds a regular market. The town offers well regarded schools, shops, historical pubs and restaurants, a museum and The Fry Art Gallery.



## Bridge Street, Saffron Walden, CB10

Approximate Area = 1401 sq ft / 130.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2022. Produced for Intercounty Estate Agents. REF: 872157



- Reception Room** 14'11" x 11'4" (4.55m x 3.45m)
- Lounge/Sitting Room** 14'11" x 9'4" (4.55m x 2.84m)
- Kitchen** 12'9" x 10'3" (3.89m x 3.12m)
- Utility Room** 8' x 6'4" (2.44m x 1.93m)
- Conservatory** 14' x 13'6" (4.27m x 4.11m)
- Bedroom 1** 16'10" x 10'11" (5.13m x 3.33m)
- Bedroom 2** 13'1" x 9'5" (4m x 2.87m)
- Bedroom 3** 12'11" x 7'5" (3.94m x 2.26m)
- Bathroom** 10'9" x 8'6" (3.28m x 2.6m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. 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 service. 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.

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### FOR MORE DETAILS CONTACT

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