

Salmons Cottage, 1A, Castle Street,  
Saffron Walden, Essex, CB10 1BD

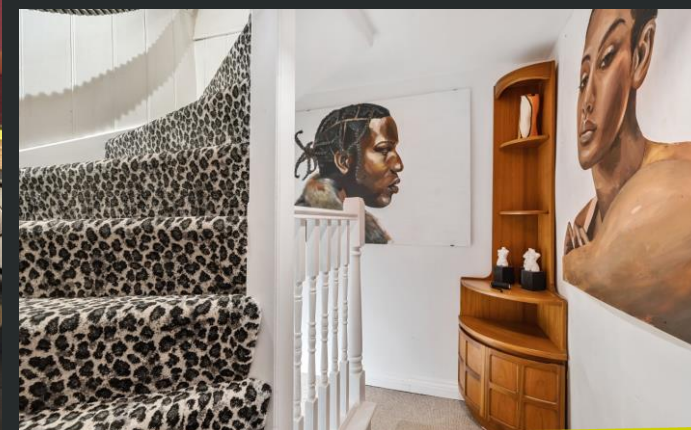
Offers in excess of: £550,000  
Freehold

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



**Intercounty**  
Estate and Letting Agents





Offered chain free.

A chance to purchase a beautiful GRADE II listed, three bedroom character property, situated in the heart of Saffron Walden.

The current owners have lovingly renovated the cottage to a high standard, including new bathrooms and light and airy kitchen/dining room. Outside offers a stunning Mediterranean landscaped garden with a wall of water and mood lighting for alfresco dining. Offering parking for two cars, garage/workshop fully fitted with electricity and Wi-Fi as well as an electric car charging point.

Council Tax Band D. EPC Exempt.





Grade II Listed Property  
3 Bedrooms  
Set over 3 Floors  
Beautifully Presented  
Landscaped Garden  
Parking, E Charging Point & Garage/Workshop  
Town Centre Location  
No Chain  
Council Tax Band D & EPC Exempt

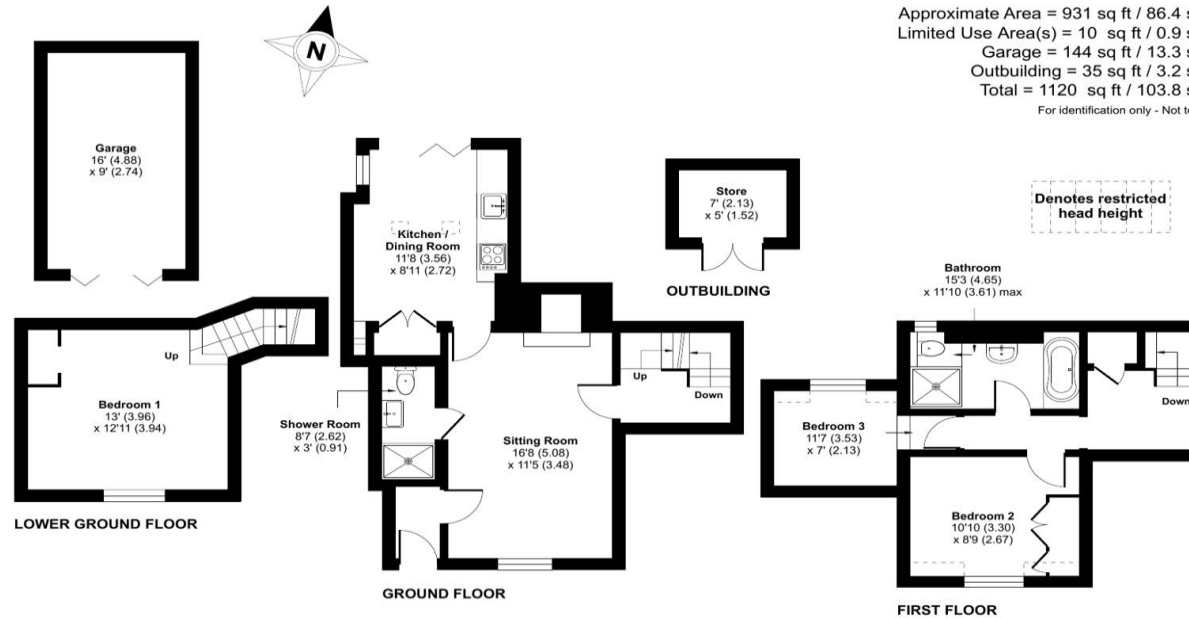
#### ADDITIONAL INFORMATION

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.

## Castle Street, Saffron Walden, Essex, CB10

Approximate Area = 931 sq ft / 86.4 sq m  
Limited Use Area(s) = 10 sq ft / 0.9 sq m  
Garage = 144 sq ft / 13.3 sq m  
Outbuilding = 35 sq ft / 3.2 sq m  
Total = 1120 sq ft / 103.8 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 2024. Produced for Intercountry Estate Agents. REF: 1083229



**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 Intercountry.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

57 High Street, Saffron Walden, Essex, CB10 1AA

T: 01799 522641 | W: [www.intercountry.co.uk](http://www.intercountry.co.uk)

**Intercountry**  
Estate and Letting Agents