



Ozier Court, Saffron Walden, CB11 4BH

CHEFFINS

Ozier Court

Saffron Walden,
CB11 4BH

- Generous plot
- Open sitting/dining room
- Allocated parking and garage en bloc
- Scope for modernisation
- Three bedrooms

An established three bedroom home tucked away in a popular residential location. The property offers scope for modernisation, allocated off street parking, garage and a large corner plot.



Guide Price £325,000





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

ENTRANCE DOOR

Opening to:

SITTING/DINING ROOM

Windows to the front and rear aspects, stairs rising to first floor with storage cupboard beneath, glazed door to:-

KITCHEN

Fitted with base and eye level units, stainless steel sink and electric cooker with four ring electric hob. Window to the rear and part glazed door leading to:-

CONSERVATORY

Fully glazed with sliding doors opening to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect, fitted wardrobe and loft access.

BEDROOM 2

Window to the rear aspect.

BEDROOM 3

Window to the front aspect.

BATHROOM

Comprising pedestal hand basin, panel bath, low level WC and obscure glazed window to the rear.

OUTSIDE

A generous plot with an allocated off-street parking space and garage en bloc. The garden is predominantly laid to lawn with a paved terrace area and bordering mature trees providing a good degree of seclusion.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

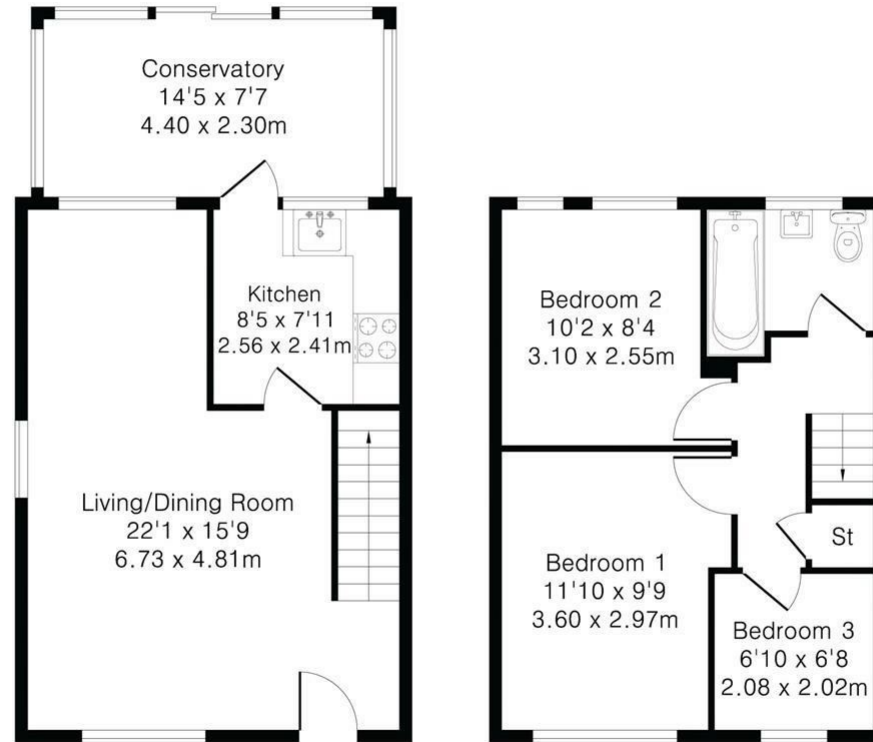
VIEWINGS

By appointment through the Agents.



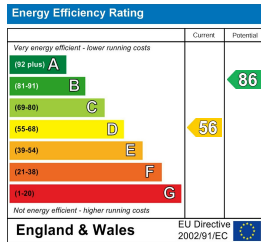


Approximate Gross Internal Area 813 sq ft – 75 sq m
 Ground Floor Area 465 sq ft – 43 sq m
 First Floor Area 348 sq ft – 32 sq m



Ground Floor

First Floor



Guide Price £325,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.