



Oasthouse Court, Saffron Walden

Price: Freehold £400,000

- Quality town house - views of St. Mary's Church
- Own garage and parking
- Very convenient for town centre
- Large, first floor living room
- Fabulous master bedroom
- Guest room with en-suite
- Refitted family bathroom and refitted kitchen
- Vacant possession

EPC Rating: D



Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events etc., which is situated at the County High School. Audley End mainline station is just two miles distance and the M11 access point at Stump Cross 4 miles.

FRONT DOOR

To:

ENTRANCE HALL:

18' (5.49) x 6' (1.83) overall

Incorporating CLOAKROOM with low-level WC and wash basin.

KITCHEN:

15' x 12' (4.57m x 3.66m)

Refitted to a very high standard with a good range of base and wall units incorporating range cooker (available by separate negotiation), built-in fridge, dishwasher, plumbing for washing machine, sink and drainer, cupboard housing recently replaced gas-fired boiler providing domestic hot water and central heating. Door to rear lobby and garden.

FIRST FLOOR LANDING:

GUEST BEDROOM 2:

13' x 8'2" (3.96m x 2.5m)

Window to rear with views of St. Mary's Church.

EN-SUITE:

9'6" x 4'8" (2.9m x 1.42m)

Comprising shower, low-level WC and wash basin.

LIVING ROOM:

19' x 14'7" (5.8m x 4.45m)

Situated on the first floor and having two aspects, one of which gives commanding views over Gold Street and the town's rooftops to St. Mary's parish church. Gas flame effect fire.

ON THE SECOND FLOOR:

MASTER BEDROOM:

19'5" x 14'6" (5.92m x 4.42m)

Very spacious, with two built-in wardrobe cupboards and more views of the fabulous church.

BEDROOM 3:

9'7" x 9'3" (2.92m x 2.82m)

Built-in wardrobe cupboards.

BATHROOM:

8' x 6' (2.44m x 1.83m)

Suite comprising panelled bath, low-level WC and wash basin.

OUTSIDE:

Oasthouse Court is a private, exclusive development and is approached from Gold Street. The property has a parking space adjacent to the entrance to the garage, which has an electric door and capacity for one good-sized car. There is a rear courtesy door to the garage giving access to the courtyard garden, which is paved and low-maintenance, and has a further access via Ghoul Lane to Gold Street (pedestrian only). Viewers will note there is a gate to an adjoining property - this is for emergency fire access only and is NOT a right-of-way.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

COUNCIL TAX:

Band E.

ENERGY EFFICIENCY RATING:

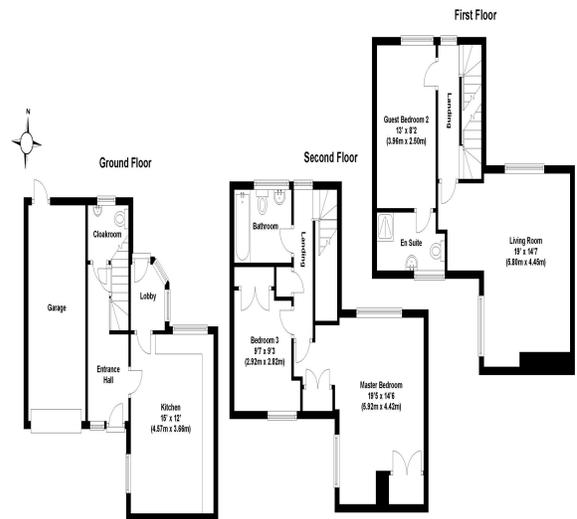
D.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100052 - 0005



14 Ossthouse Court Saffron Walden



Approx gross internal floor area 1200 sqft (111 sqm)

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100052 - 0005