

6 Ogden Close, Melbourn, SG8 6HW

THOMAS MORRIS







Asking Price: £325,000
Freehold

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- Three/Four Bedrooms
- Extended to Front
- Two large Reception Rooms
- Recently Fitted Kitchen
- Gas central heating & uPVC Double glazed
- Nearby Train Station
- Close to Local Amenities
- Superb Local Schools
- Ideal First Time Purchase
- EPC - C/85

This Extended three-to-four-bedroom terraced house represents a superb opportunity for first-time buyers or growing families, situated in a cul-de-sac location. Having been thoughtfully extended to the front, the property offers significantly more ground-floor living space than a standard home of its type, resulting in a remarkably spacious and versatile layout. Accommodation comprises; Entrance Hallway, GF/WC, Reception/Bedroom Four, Kitchen/Breakfast Room, Living/Dining Room, Two Double Bedrooms, One Single Bedroom, Bathroom, Separate WC as well as front & rear gardens.

Accommodation

Entrance Hall *13'9" x 2'8" (4.2m x 0.81m)*.
Reception/Bedroom *13'5" x 6'9" (4.1m x 2.06m)*.
Kitchen *10'8" x 5'5" (3.25m x 1.65m)*.
Cloakroom WC
Living/Dining Room *12'3" x 19'6" (3.73m x 5.94m)*.
Landing *5'10" x 6'6" (1.78m x 1.98m)*.
Bedroom One *12'3" x 10'10" (3.73m x 3.3m)*.
Bedroom Two *12'4" x 8'6" (3.76m x 2.6m)*.
Bedroom Three *5'10" x 8'7" (1.78m x 2.62m)*.
First Floor WC
Bathroom







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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 services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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