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Essex  
EN9 1EE

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## Amesbury, EN9 3LH



**Asking Price £395,000 Freehold**

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

Kings Group presents this 2-bedroom terraced property to the market. The ground floor includes an entrance hallway, living room, and kitchen diner with base and eye-level units, quartz countertops and splashbacks. Upstairs, there are two double bedrooms, one with fitted wardrobes, and a fully tiled family bathroom with a three-piece suite. The rear garden is laid to lawn and features a storage shed and side access. The front of the property offers off-street parking. The property consists of a brick and tile construction with mains electric gas and water.

Located between Waltham Abbey's historic market town centre and Upshire, local amenities are just a 5-minute walk away. It's also a 10-minute drive to Waltham Cross British Rail station and J26 on the M25, making it ideal for commuting.

Call Kings Group now on 01992 652 006 to arrange your viewing!

FREEHOLD  
Council Tax Band C  
EPC Rating C  
Floor Area 764 ft<sup>2</sup> / 71 m<sup>2</sup>

Coverage  
Mobile (based on calls indoors)  
O2 - Good  
EE - Average  
Three - Average  
Vodafone - Average

Broadband (estimated speeds)  
Standard 3 mbps  
Superfast 48 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky

**ENTRANCE HALLWAY**

**LIVING ROOM 12'6 x 9'8**

**KITCHEN / DINER 16'6 x 8'7**

**LANDING**

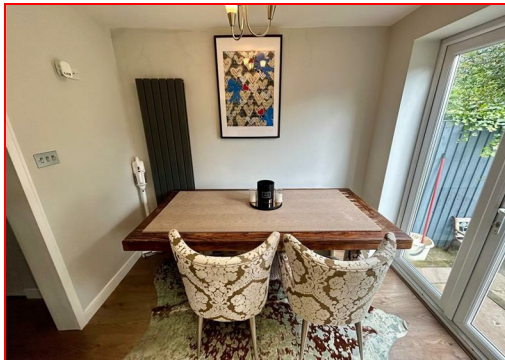
**BEDROOM 16'4 x 9'10**

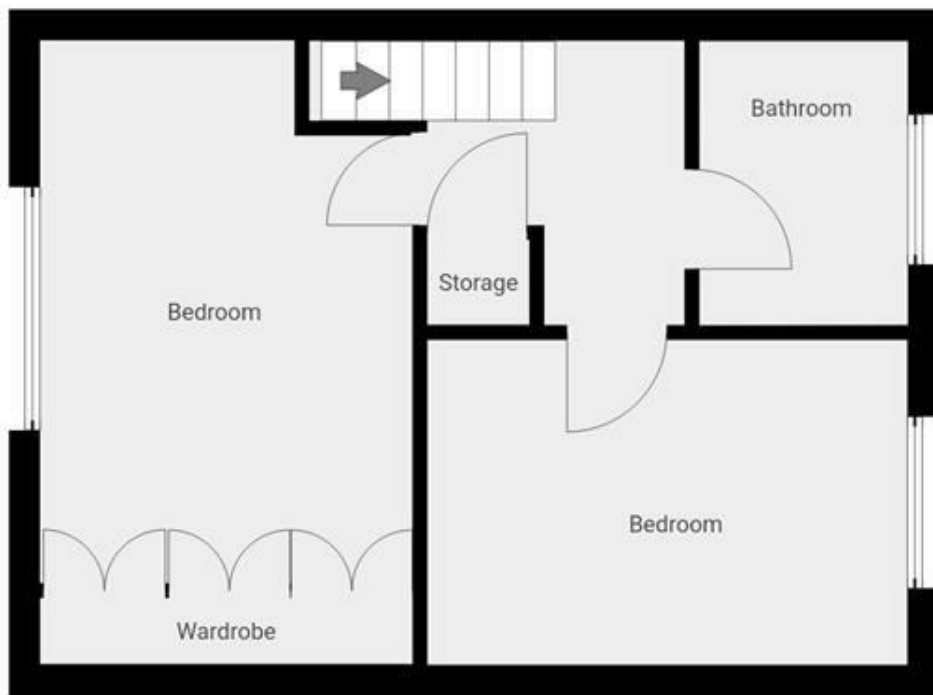
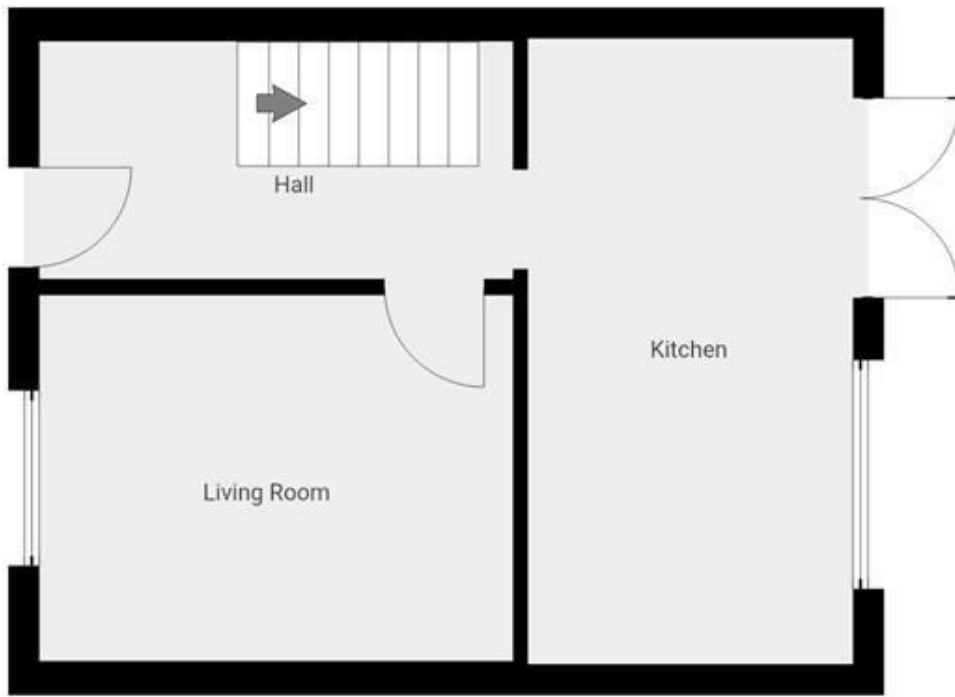
**BEDROOM 12'8 x 8'7**

**BATHROOM 7'6 x 5'6**

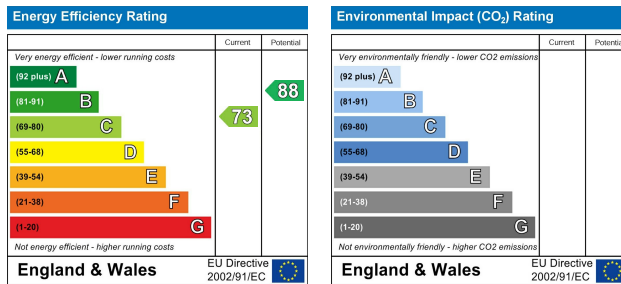
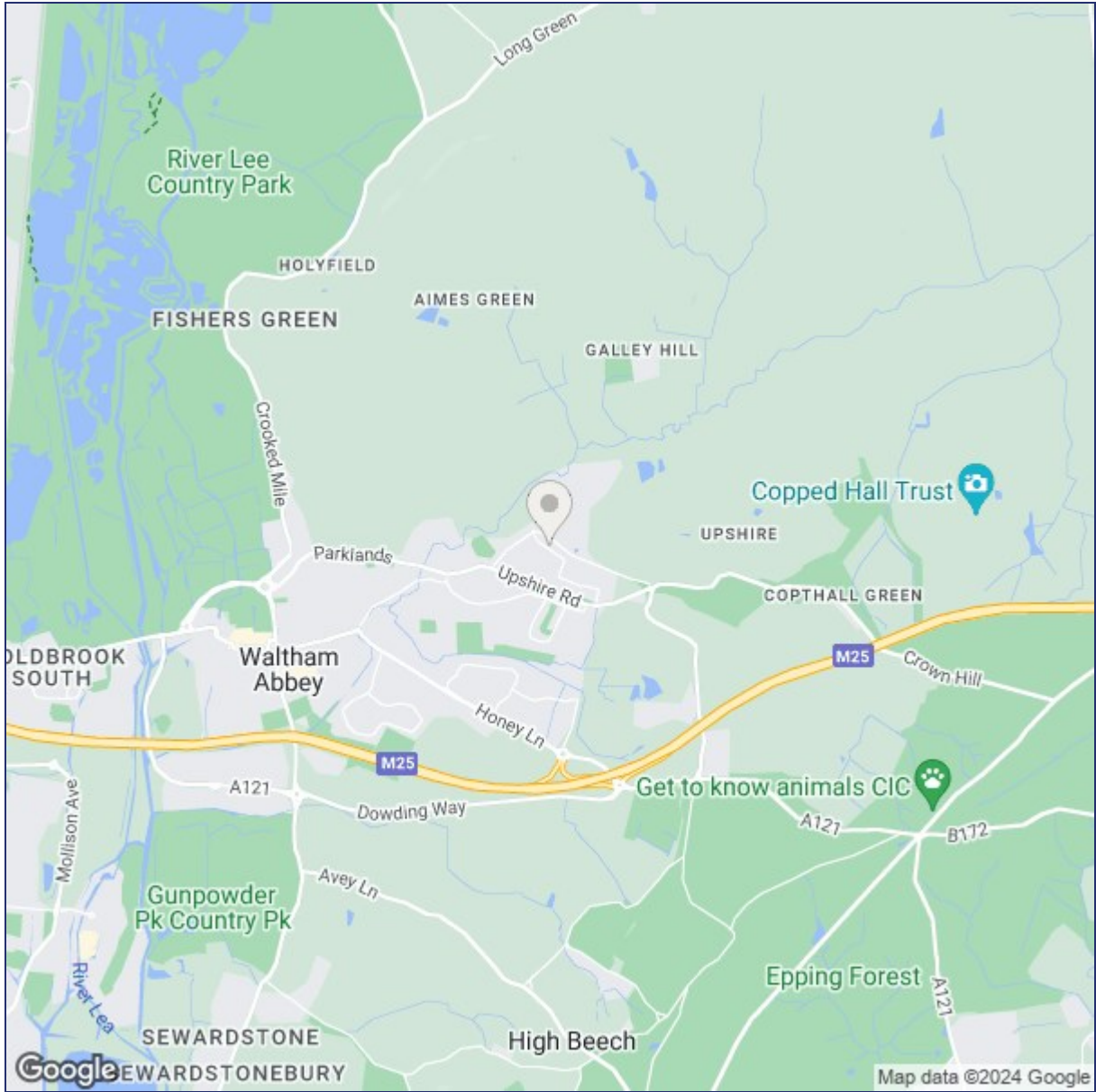
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





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