

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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www.kings-group.net



Parvills, EN9 1QG



Asking Price £400,000 Freehold

*** CHAIN FREE ***

Kings Group Waltham Abbey present this 3 bedroom terraced house to the market. The ground floor consists of a living room, kitchen/diner with wood effect base & eyes level units, roll top work surfaces and tiled splash backs, and a downstairs toilet. On the first floor are two double bedrooms, the master with fitted wardrobes, a single bedroom, separate shower room and a family bathroom. At the rear of the property is a partially paved partially laid to lawn garden with rear access and to the front of the property is off street parking.

Located only a short walk to the heart of Waltham Abbey's historic market town centre you have access to all the amenities on offer. This property also benefits from great transport links with a bus stop close by that takes you to Waltham Cross British Rail Station in 10 mins and Epping tube station in 25 mins. This property really must be seen to be fully appreciated. The property consists of brick and tile construction and has mains gas, electric and water.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

FREEHOLD
Council tax band C.
EPC Rating TBC

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

Broadband (estimated speeds)
Standard - 27 mbps
Ultrafast - 1000 mbps

Satellite & Cable TV Availability
BT
Sky

LIVING ROOM 17'08" x 11'09"

KITCHEN 14'03" x 7'06"

DINING ROOM 12'07" x 8'10"

DOWNSTAIRS W.C

BEDROOM 11'04" x 9'09"

BEDROOM 14'05" x 9'08"

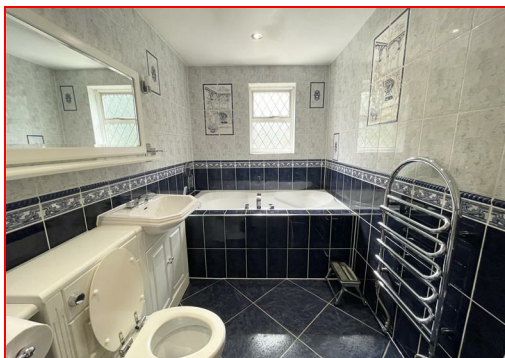
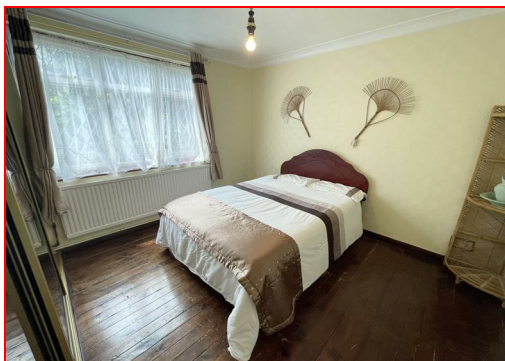
BEDROOM 11'07" x 7'10"

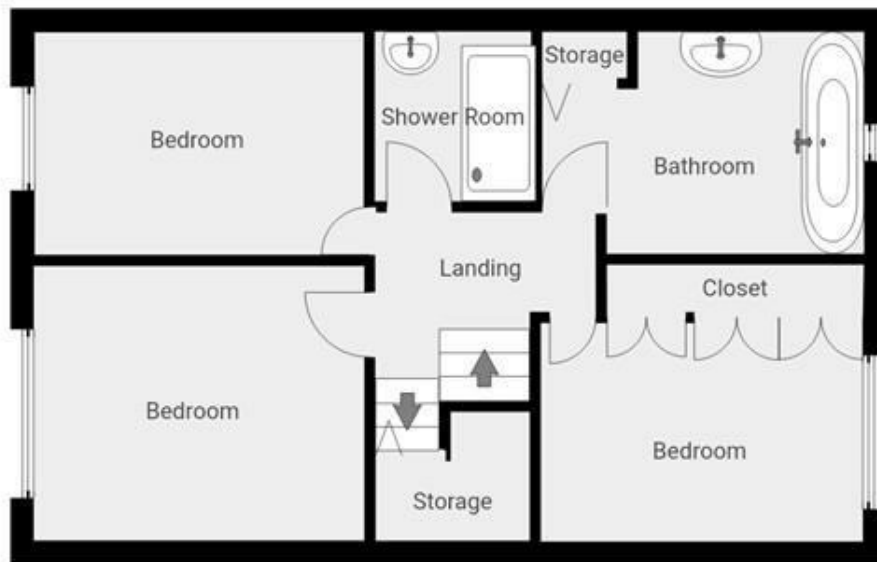
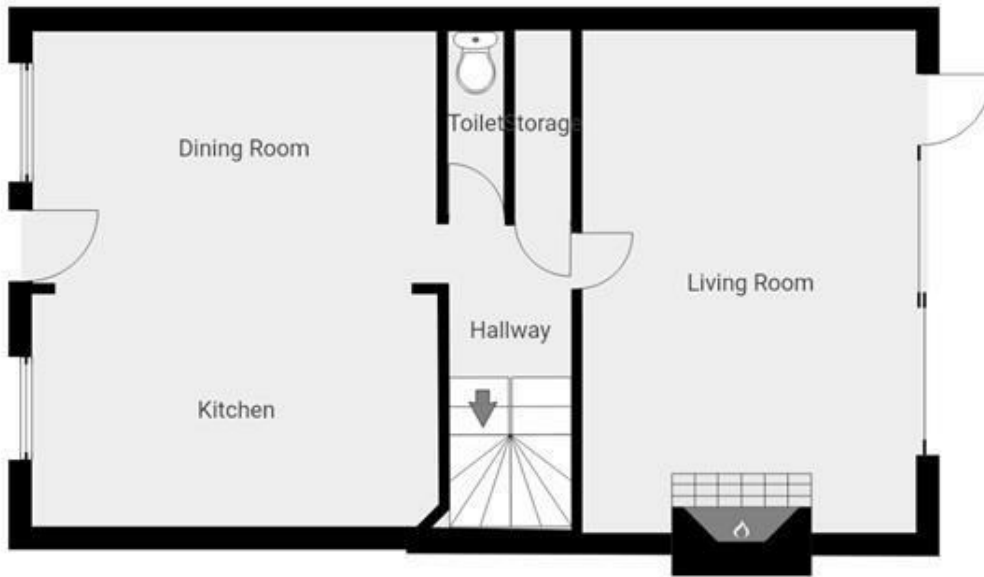
SHOWER ROOM 5'06" x 4'04"

BATHROOM 11'04" x 6'01"

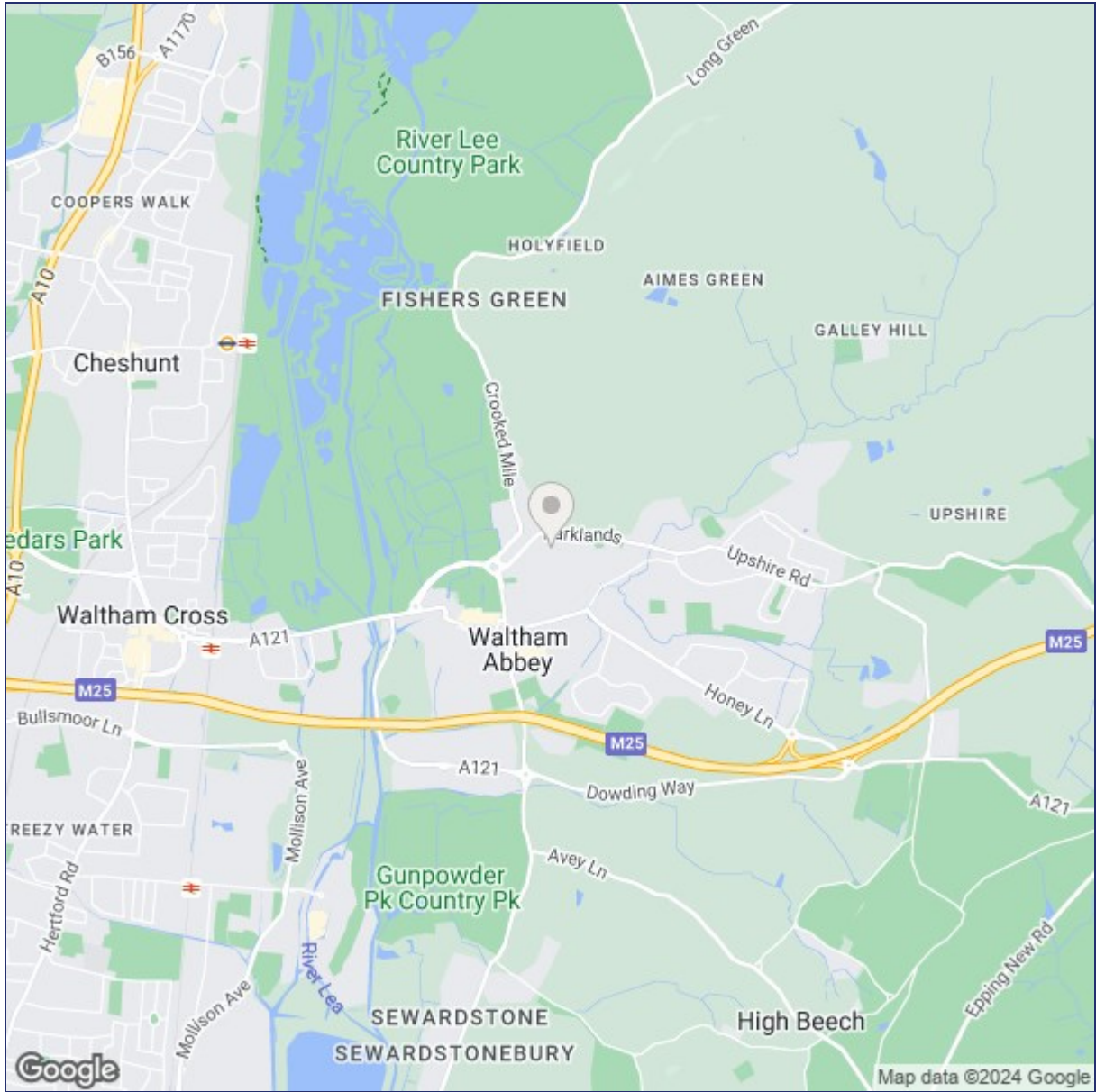
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

