8A Sun Street Waltham Abbey Essex EN9 1EE

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## Eastbrook Road, EN9 3AL

















Kings is pleased to offer for sale this 3-bedroom end-of-terrace house, which needs general redecoration. It's a great blank canvas for a first-time buyer or investor. The property has an open-plan lounge and dining room, and a kitchen with base and eye-level wood-trim units. There are 3 bedrooms and a bathroom on the first floor. The house is built with brick and tile, and it has mains water, electricity, and gas central heating. This property must be viewed to be appreciated.

FREEHOLD Council Tax Band C EPC Rating E

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

Broadband (estimated speeds) Standard 6 mbps Superfast 190 mbps Ultrafast 1000 mbps

Satellite & Cable TV Availability BT Sky Virgin

**ENTRANCE HALL** 

**LOUNGE 25'05 x 13'0** 

KITCHEN 14'1 x 7'10

LANDING

BEDROOM 15'7 x 11'1

BEDROOM 13'11 x 7'2

BEDROOM 9'1 x 7'11

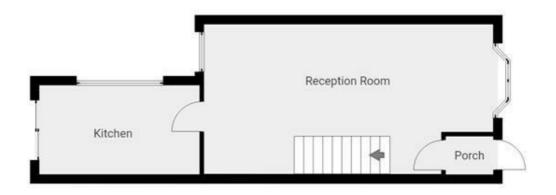
BATHROOM 5'5' x 4'7

## DISCLATMER

- 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.
   General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a
- 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
   The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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  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 WHATEVER IN RELATION TO THIS PROPERTY.



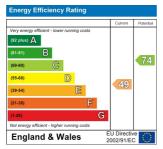


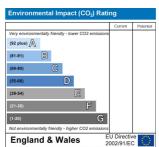


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("These details are correct at time of going to press").

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