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Waltham Abbey  
Essex  
EN9 1EE

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## The Gladway, EN9 1LL



**Asking Price £385,000 Freehold**

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

Kings Group of Waltham Abbey present this 2 bedroom terraced property to the market. The ground floor consisting of an entrance hallway, bright & airy living room, kitchen with base & eye level units, roll top work surfaces and tiled splash backs. On the first floor are two double bedrooms with built in wardrobes and the fully tiled family bathroom with three white piece suite. The rear of the property is a garden area, current in need of some TLC, and to the front of the property is off street parking for one car.

Call Kings Group today on 01992 652 006 to arrange your viewing and avoid disappointment!

FREEHOLD  
Council Tax Band C  
EPC Rating TBC

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

Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 95 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALL**

**LIVING ROOM 14'9 x 13'11**

**KITCHEN 18'9 x 10'5**

**LANDING**

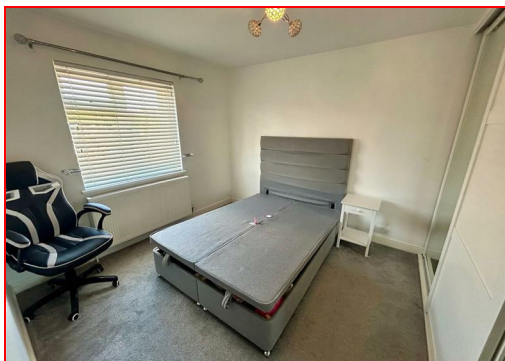
**BEDROOM 14'4 x 6'8**

**BEDROOM 9'11 x 7'7**

**BATHROOM**

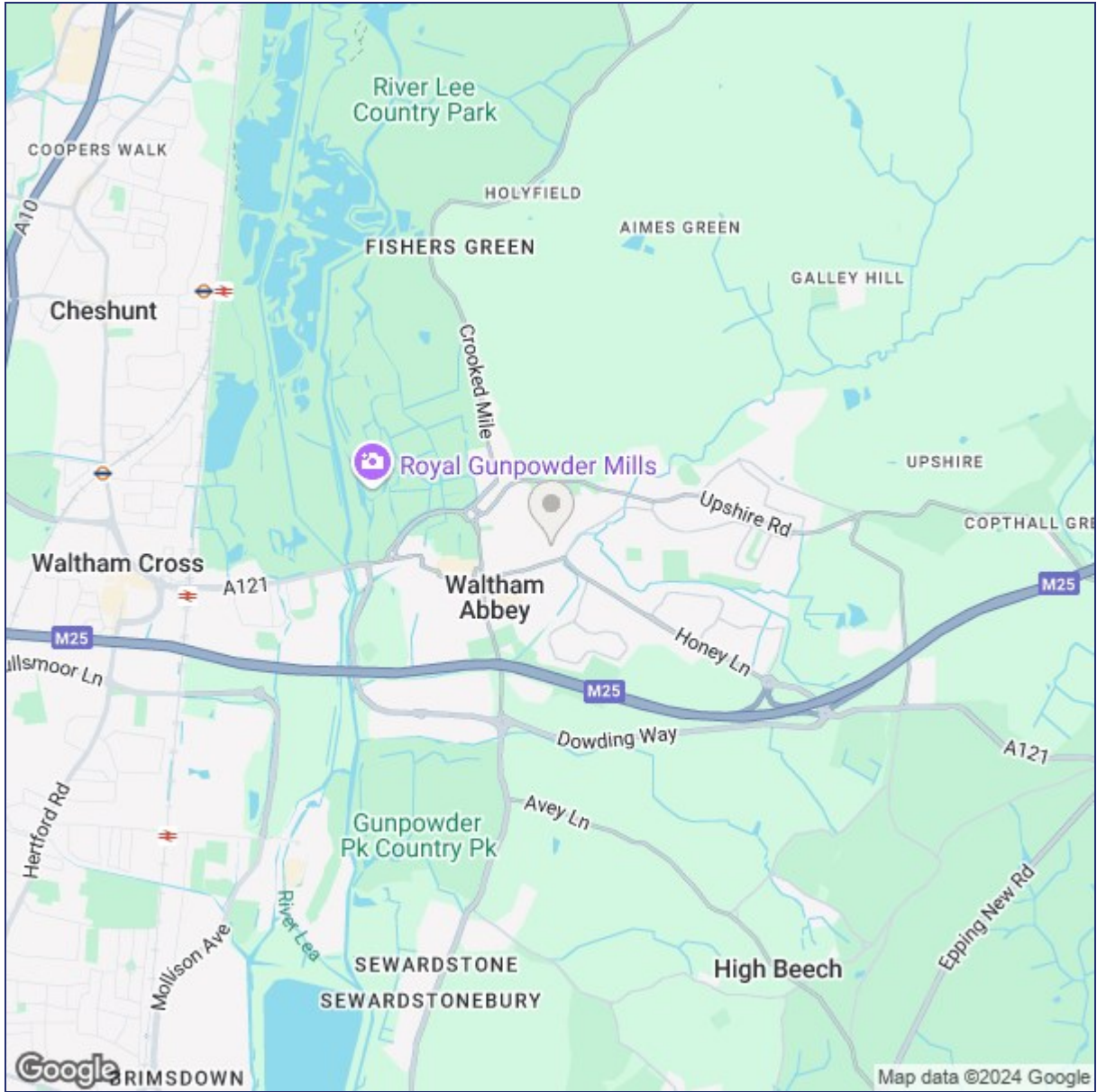
**DISCLAIMER**

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

("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.

