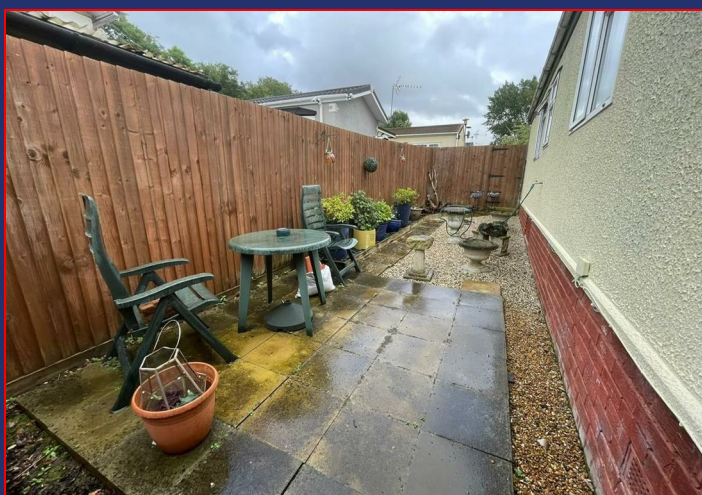


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Breach Barns Lane, EN9 2AX



Asking Price £95,000 Freehold



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Age requirement of 55+ years.

Call Kings Group now on 01992 652 006 to arrange your viewing and avoid disappointment.

Coverage
Mobile (based on calls indoors)
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Standard 2 mbps
Superfast 80 mbps
Ultrafast -

Satellite & Cable TV Availability
BT
Sky

LIVING ROOM 11'7 x 9'10

KITCHEN DINER 12'3 x 11'6

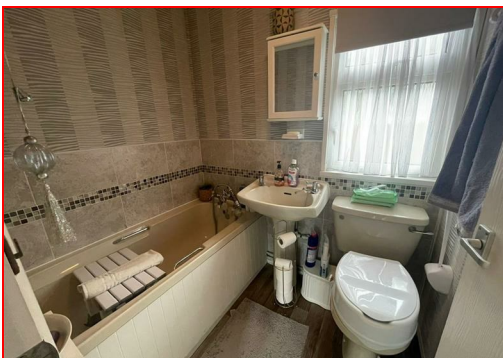
BEDROOM 11'7 x 8'7

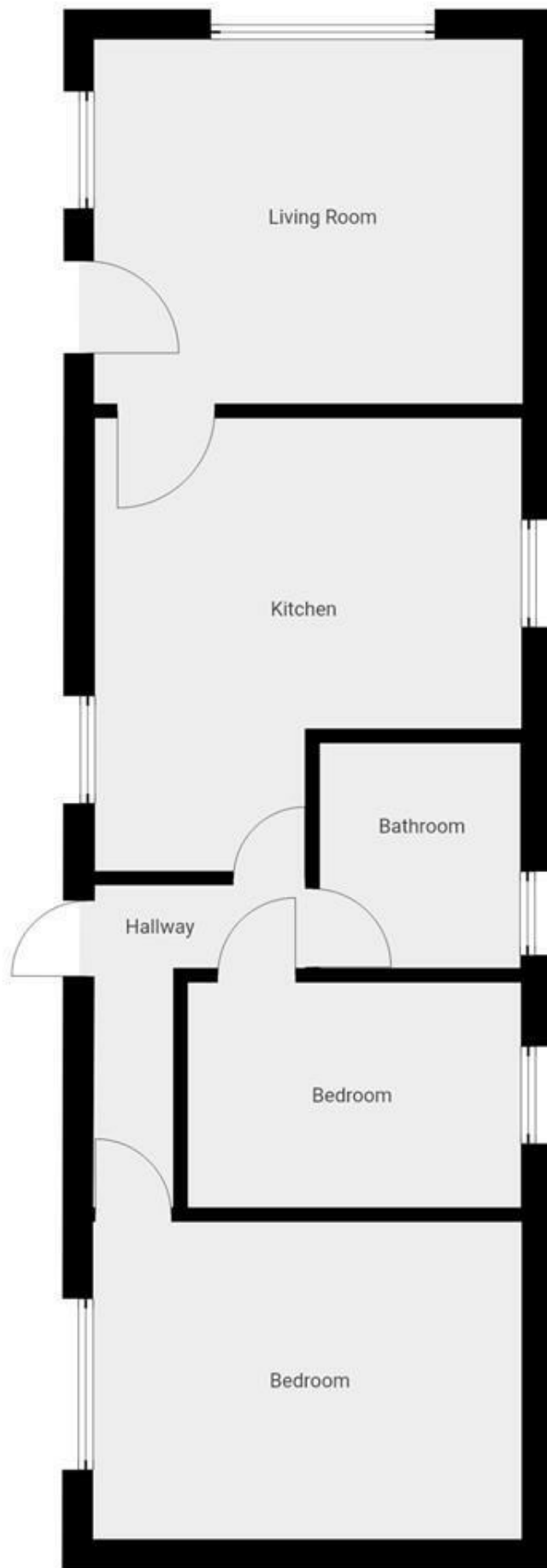
BEDROOM 9' x 6'1

BATHROOM 6'1 x 5'5

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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.
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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.
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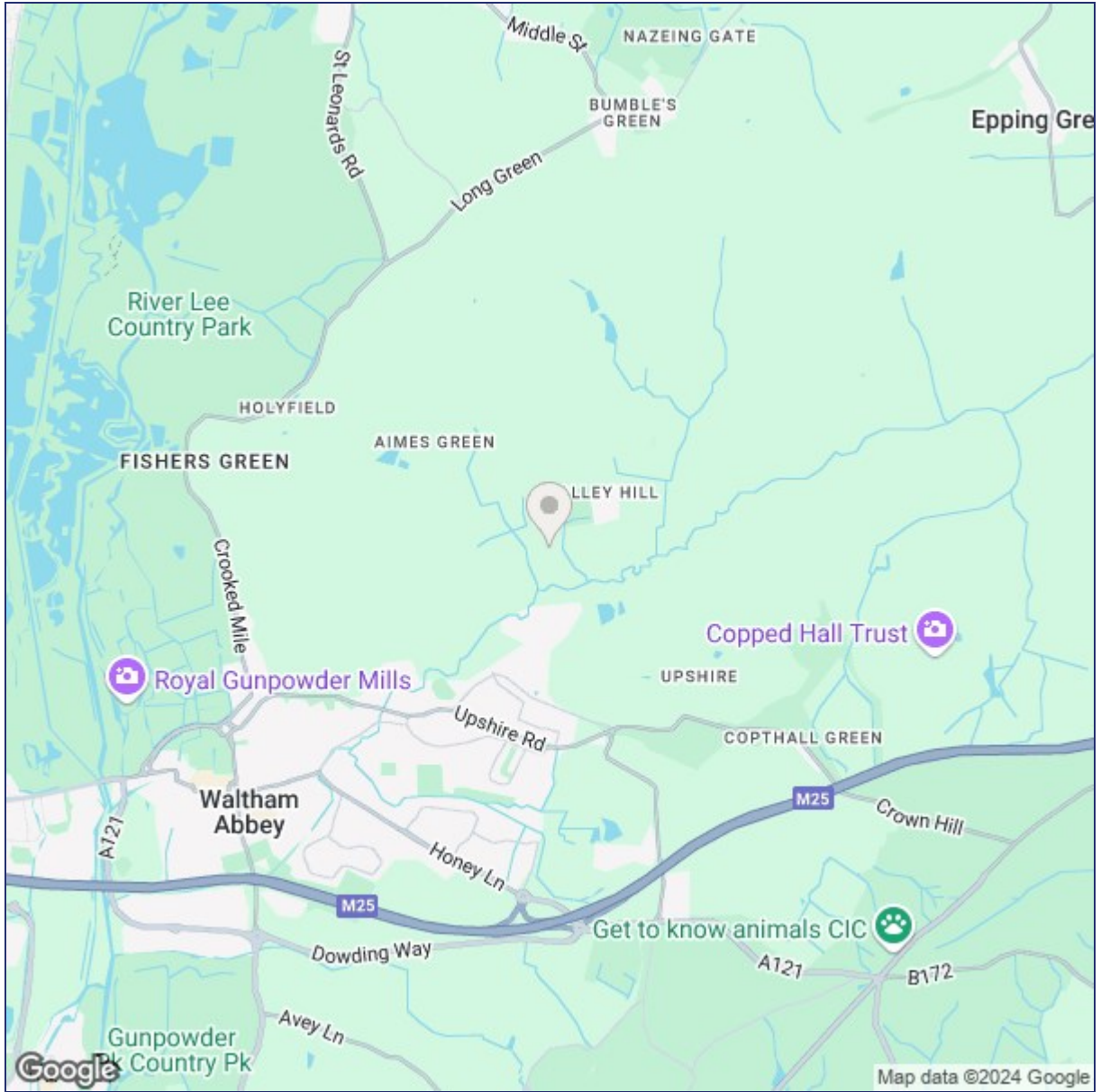


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(81-91) A
(69-80) C			(69-80) B
(55-68)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

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

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