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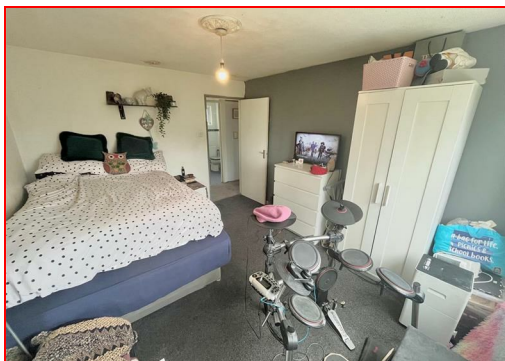


## Morris Court, EN9 3DX



**Guide Price £345,000 Freehold**





Guide Price: £345,000 - £355,000

Kings Group are pleased to offer for sale this three-bedroom mid-terrace home, located in a quiet cul-de-sac in Waltham Abbey. While the property would benefit from some modernisation, it offers great potential and would suit a range of buyers, including families, first-time purchasers, or investors.

The ground floor comprises an entrance hall, a bright and comfortable lounge, and a semi open-plan kitchen/diner featuring white tiled walls, gas hobs, white base and eye-level units, and matching white work surfaces. To the rear, the home benefits from a spacious conservatory, offering a versatile second reception room, play area, or dining space, with direct access to the garden.

The first floor offers three well-proportioned bedrooms, including two spacious doubles and a third slightly smaller double. A fully tiled bathroom completes the layout, featuring a bath with overhead shower, WC, and wash basin.

The rear garden is of a good size, low maintenance, and would benefit from some modernising. It also features gated rear access.

To arrange a viewing, call Kings Group on 01992 652 006.

O2 - Good  
EE - Average  
Three - Average  
Vodafone - Good

Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 109 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALLWAY

**LIVING ROOM 12'03 x 13'09**

**KITCHEN 19'05 x 6'10**

**CONSERVATORY 8'03 x 18'09**

**BATHROOM 5'09 x 8'02**

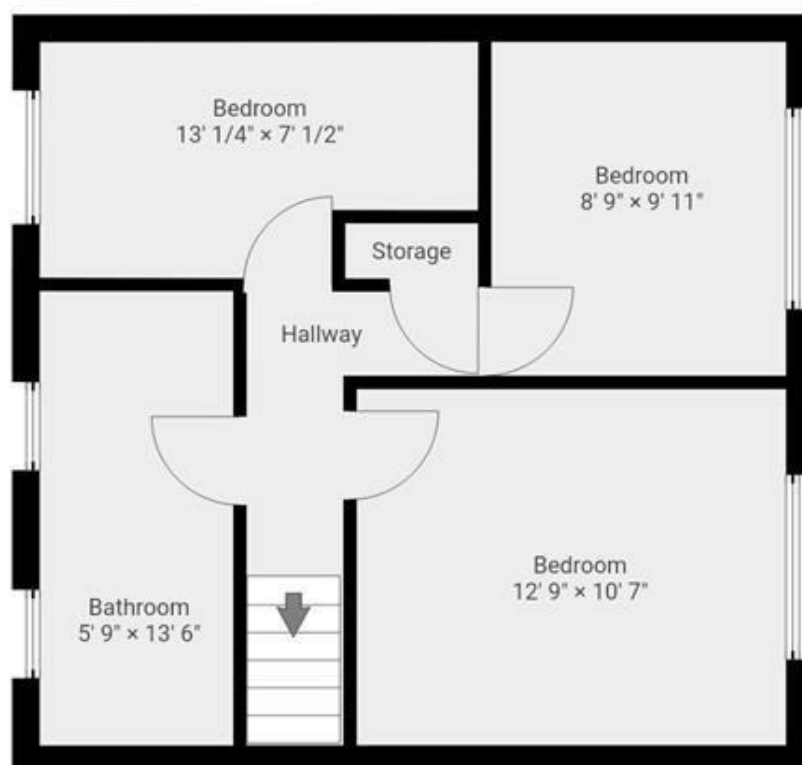
**BEDROOM ONE 12'09 x 10'07**

**BEDROOM TWO 9'11 x 8'09**

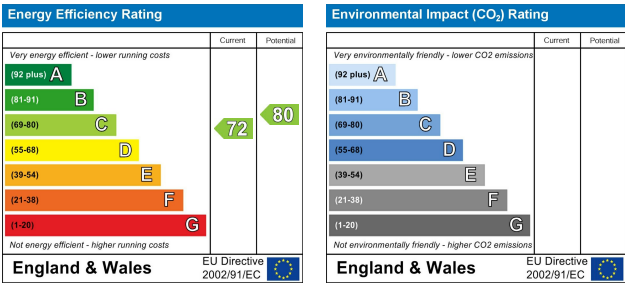
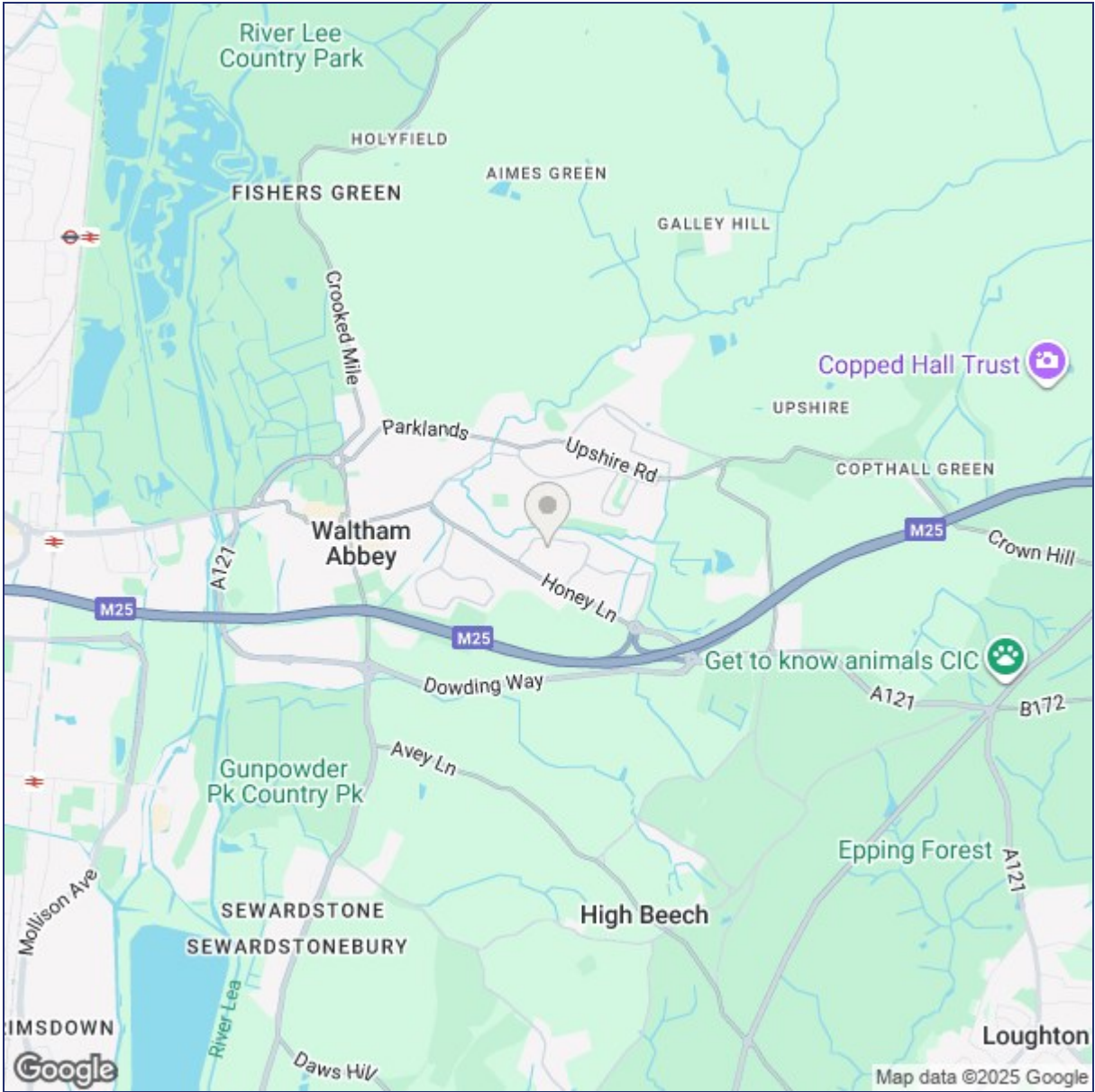
**BEDROOM THREE 13'02 x 7'00**

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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
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