

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## 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**

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

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

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

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

#### 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.

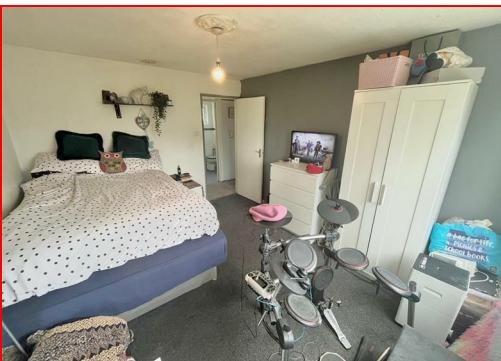
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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.

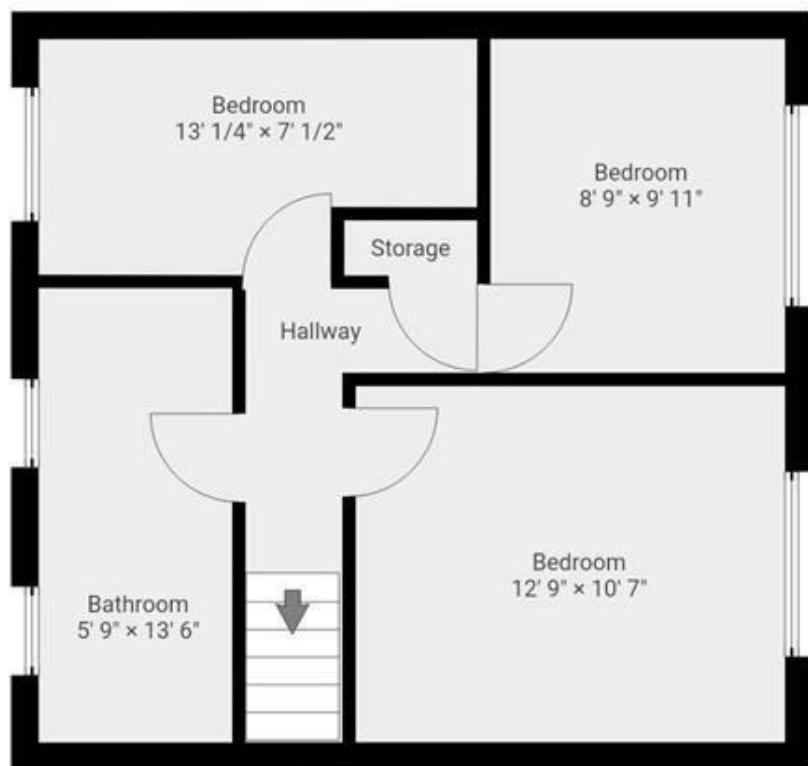
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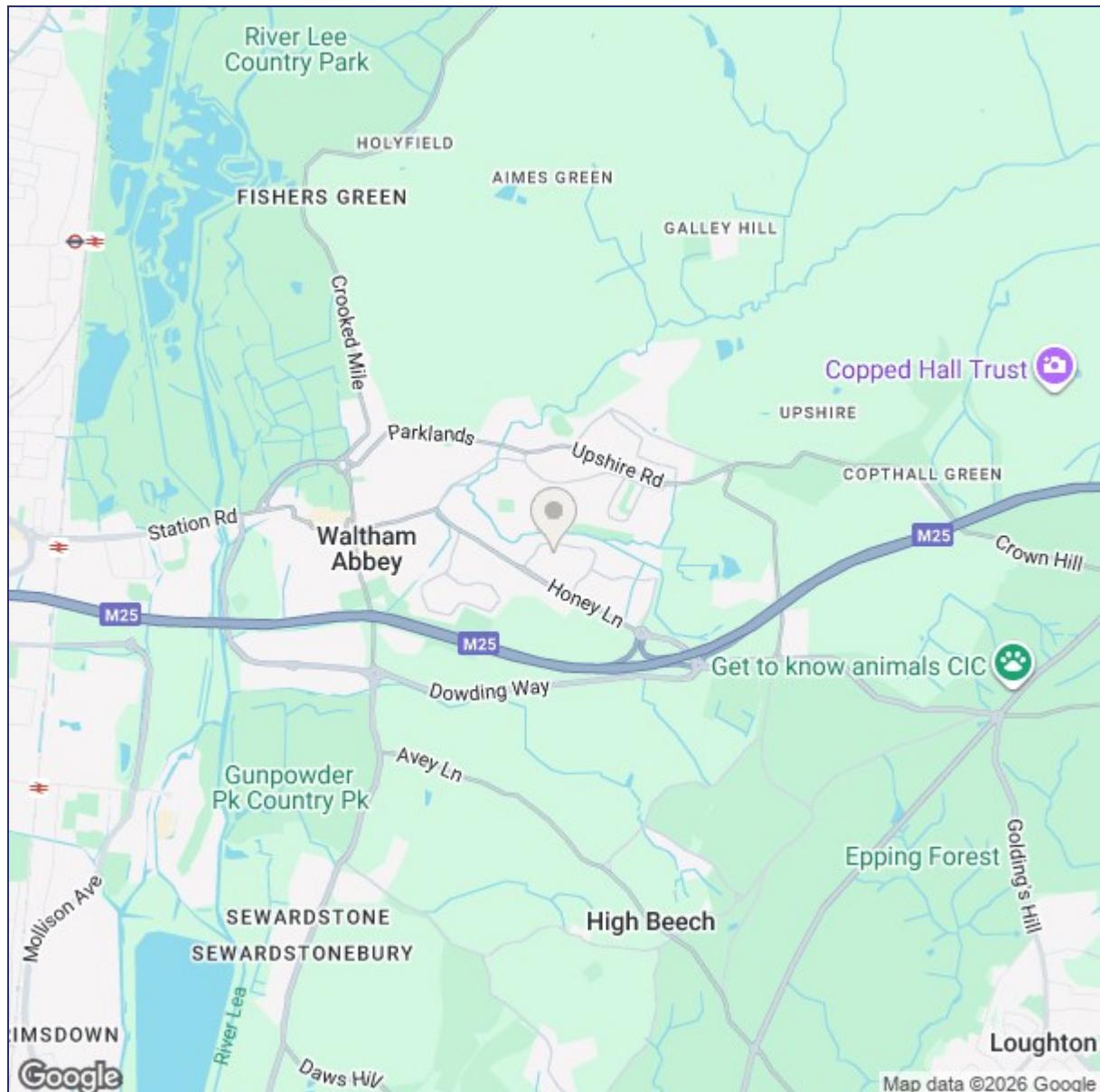


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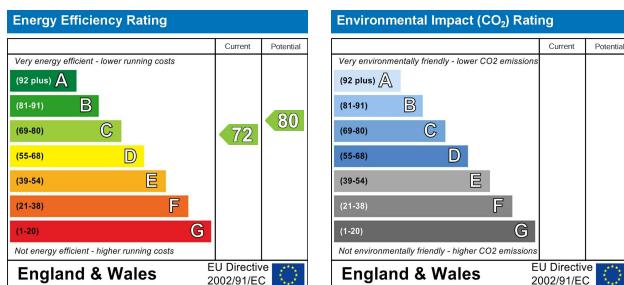
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(“These details are correct at time of going to press”).

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.

