

# DURDEN & HUNT

INTERNATIONAL



## High Street, Ongar CM5

Asking Price £375,000

- Characteristic Features Throughout
- Three Well Proportioned Bedrooms
- Living Room
- High Street Location
- Downstairs WC And Family Bathroom
- Rear Garden
- Excellent Condition
- Kitchen And Breakfast Area
- Off Road Parking

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# High Street, Ongar CM5

Characteristic Features Throughout - High Street Location - Excellent Condition - Three Well Proportioned Bedrooms - Downstairs WC And Family Bathroom - Kitchen And Breakfast Area - Living Room - Rear Garden - Off Road Parking



Council Tax Band: C



Durden and Hunt welcome to the market this exceptional three-bedroom mid-terraced home in the prime location of Ongar.

Internally this property offers characteristic features throughout. The ground floor offers a generous sized living room, kitchen, and breakfast room, downstairs wc and a downstairs bedroom.

The first floor consists of two additional well-proportioned bedrooms both with fitted wardrobes and complemented by a spacious family bathroom with pull down ladder with access to loft storage space.

Externally this property benefits from a rear garden with patio area and off road parking.

Ideally located on Ongar high road with local shops and amenities as well as local schools. This property has good transport links including the A414 and Epping tube station in the neighbouring town.

Owner Advised Feature:

Secondary Double Glazing to the front of the property

Consumer Protection from Unfair Trading Regulations  
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion

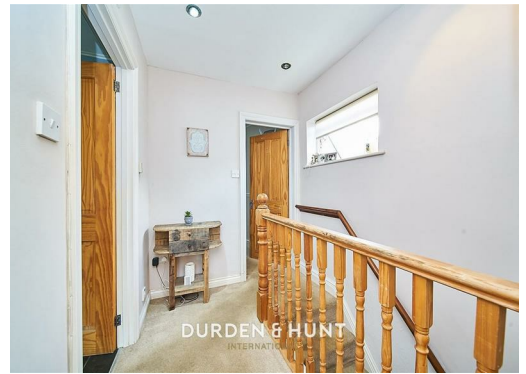
photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

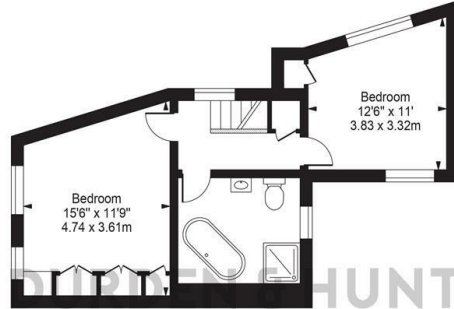




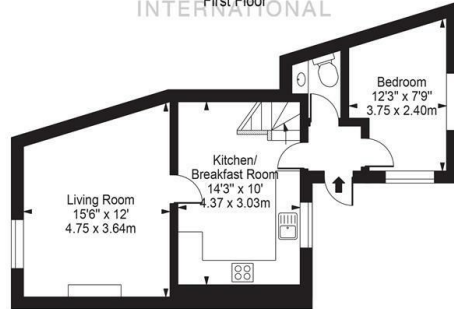




High Street  
 Approx. Gross Internal Area 895 Sq Ft - 83.11 Sq M



First Floor



Ground Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only.  
 Call 01277402068 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	