

# 22 Bower Vale

Epping, Epping

Council Tax band: D

Tenure: Freehold

- AVAILABLE MID-SEPTEMBER
- MODERN DECOR THROUGHOUT
- WALKING DISTANCE TO STATION/HIGH STREET
- PARKING AVAILABLE
- EN SUITE TO PRIMARY BEDROOM
- MODERN FITTED KITCHEN
- UNFURNISHED



### Front Door

### Living Room

13' 1" x 11' 10" (4.00m x 3.60m)

### Dining Room

11' 10" x 11' 2" (3.60m x 3.40m)

### Kitchen

12' 6" x 6' 11" (3.80m x 2.10m)

### Stairs Leading To

### Bedroom One

13' 5" x 11' 2" (4.10m x 3.40m)

### En-Suite WC

6' 0" x 2' 7" (1.84m x 0.79m)

### Bedroom Two

11' 2" x 9' 2" (3.40m x 2.80m)

### Family Bathroom

7' 7" x 6' 10" (2.30m x 2.08m)

### Stairs Leading To

### Bedroom Three

13' 9" x 11' 2" (4.20m x 3.40m)

### Rear Garden

### Side Access

### TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

### DATE

The Earliest date the property will be available is the 16th September 2024 subject to references.

### HOLDING DEPOSIT

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be repaid if the prospective tenants are not successful in securing a tenancy agreement for the property.





