



All enquiries Ref: Brian Grante



- Freehold two floor semi-detached house requiring updating
- Full vacant possession

#### Location:

Situated on the cul de sac of Broadoaks, well positioned for the amenities of Epping town centre, Epping Forest and Epping Green. Transport options include local bus routes, road links via the M25 and M11 or rail connections at Epping station (Central Line).

#### Accommodation (approx. 75m<sup>2</sup> / 805 sq ft):

First floor: Three bedrooms, bathroom/WC

Ground floor: Entrance hall, reception room, kitchen/diner,

Outside: Front and rear gardens

EPC rating: D

Council Tax Band: D

#### Potential:

The property may be suitable for rear extensions or loft/mansard conversion – subject to all necessary consents where required.

#### Tenure:

Freehold (some estate service charges may apply – refer to legal pack)

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

