



WHERE STANDARDS MATTER

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### Willingale Road, Loughton, IG10

**\*\* Investor's Only\*\*\*\* \*\*Terraced house\*\* \*\*Two bedrooms\*\* \*\*Modern Kitchen\*\* \*\*Modern bathroom/W.C\*\* \*\*Double glazing\*\* \*\*GCH\*\* \*\*good sized rear garden\*\* \*\* Council Tax Band C. EPC C\*\* \*\***

**Asking Price £425,000 (F)**



## Willingale Road, Loughton IG10

### Lounge



### Kitchen



### Bedroom One



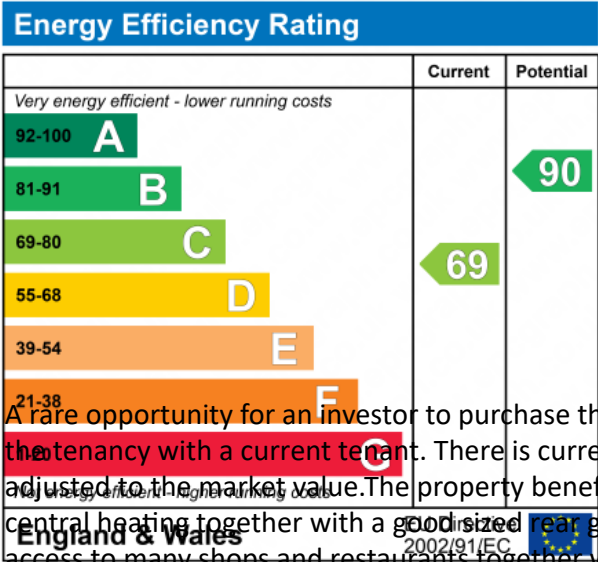
### Bedroom Two



### Bathroom



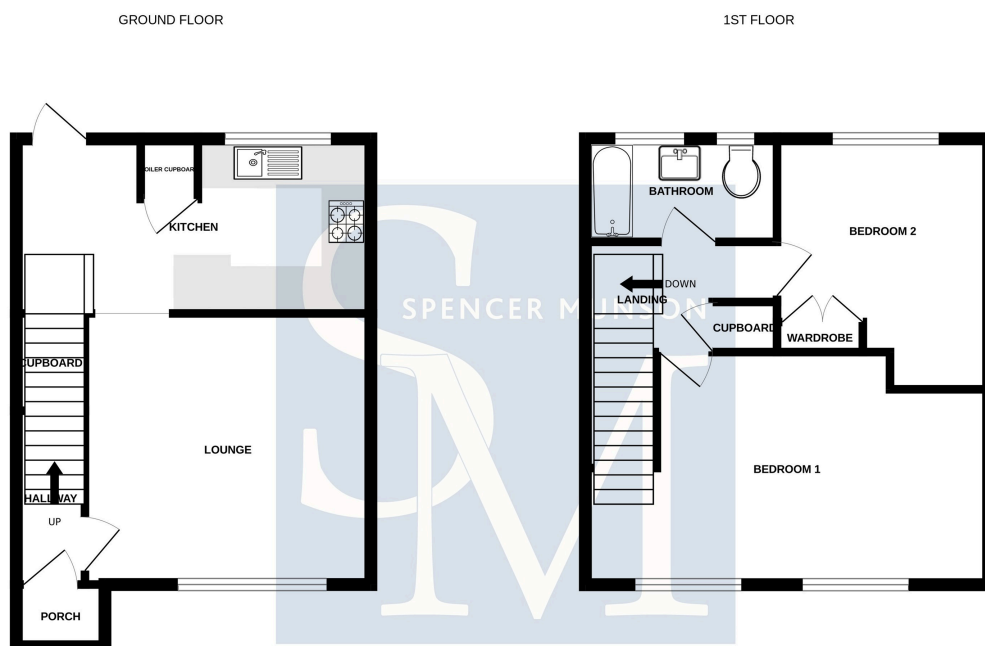
Garden



A rare opportunity for an investor to purchase this two bedroom house, mid terraced house who will take over the tenancy with a current tenant. There is currently 4% gross return, which will increase to 5% when the rent is adjusted to the market value. The property benefits from a modern kitchen and bathroom, double glazing and gas central heating together with a good sized rear garden. Situated close to Deben Broadway, the property has access to many shops and restaurants together with Debden Central Line underground station and to the M11 for commuters. Council Tax Band C. EPC C



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.