



Gibson Close, North Weald.

£349,995

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MILLERS  
ESTATE AGENTS



**\* TWO BEDROOMS \* STAGGERED TERRACED HOUSE \* WELL PRESENTED THROUGHOUT \* TWO ALLOCATED PARKING SPACES \* NO ONWARD CHAIN \***

A well presented two bedroom terraced house with allocated parking located in the village of North Weald. Being close to local shops, St Andrews Primary School & open countryside. This cosy home is a perfect choice for a first time buyer or a fabulous prospect for buy to let landlords.

The property comprises an entrance hall with stairs ascending to the first floor and doors leading to; a living room with patio doors to the rear garden and a compact fitted kitchen with built in stainless steel oven and hob, range of units and work tops. The first floor landing has doors leading to the two bedrooms and a family bathroom comprising a two-piece suite with white sanitary ware and a separate WC. Additionally this well presented property has double glazed windows and gas heating via radiators. The rear garden is mainly laid to lawn, has a patio area, is enclosed with wooden fencing with gated rear access and a wooden garden shed. Additionally the property has two parking spaces and a visitors parking area.

The property is situated in North Weald village close to arable farmland, the airfield and the open fields at Weald Common. Gibson Close is a short walk to the high street offering a range of shops which includes a COOP store, cafes, restaurant and public houses. Transport links are provided along the A414 allowing access to both Chelmsford and the M11 at Hastingwood. The larger town of Epping is a short drive offering a connection to London via the Central Line and has a busy High Street. North Weald schooling is provided at St. Andrews Primary School.







## GROUND FLOOR

### Entrance Hallway

### Kitchen

9'7" x 5'4" (2.92m x 1.63m)

### Living Room

15'4" x 11'11" (4.67m x 3.64m)

## FIRST FLOOR

### Landing

### Bedroom One

8'7" x 11'11" (2.62m x 3.63m)

### Bedroom Two

8'6" x 11'9" (2.60m x 3.58m)

### Separate Toilet

2'7" x 5'6" (0.79m x 1.68m)

### Bathroom

4'9" x 5'7" (1.45m x 1.71m)

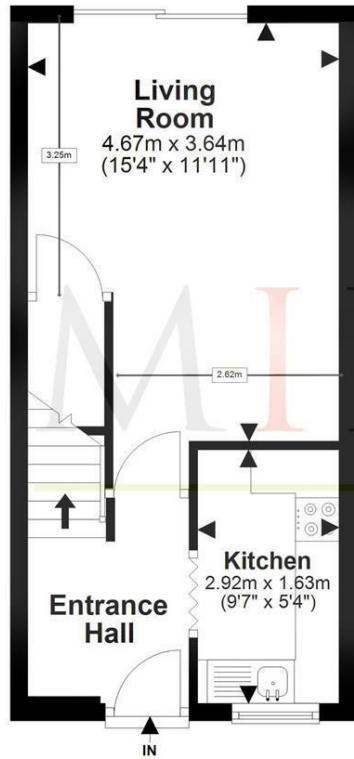
## EXTERNAL AREA

### Rear Garden

47'8" x 12'6" (14.53m x 3.81m)

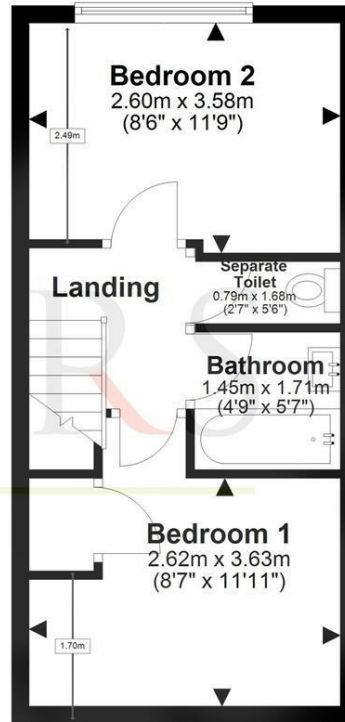
### Ground Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.0 sq. feet)

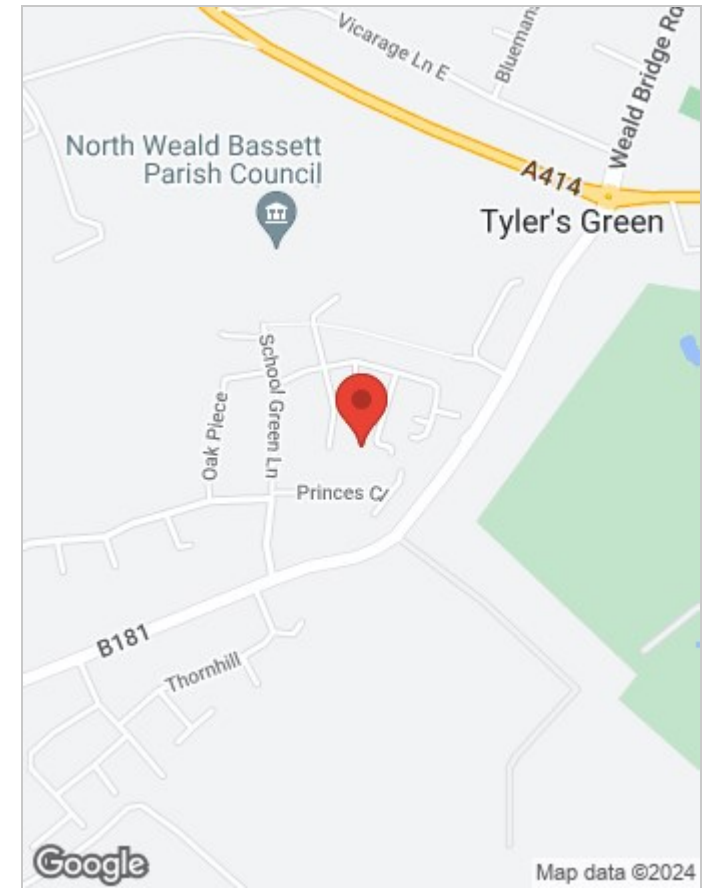


#### Floor Plan Key

- Restricted height. Measured from 1.5m height
- Room indication of where measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 56.2 sq. metres (604.4 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		<b>63</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

### Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.