

Buy. Sell. Rent. Let.



Vickers Road, New Waltham



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When it comes to
property it must be


lovelle



£210,000



Lovelle are thrilled to present to you an outstanding property on the esteemed "Wigmore Park" development in New Waltham. This three-bedroom semi-detached home, designed in the rare and sought-after Moresby style by the renowned "Barratt Homes," is a gem waiting to be discovered

Key Features

- Semi Detached House
- Built in 2022
- Many Upgraded Features
- Spacious Lounge
- Dining Kitchen with Integrated Appliances
- Three Bedrooms
- En-Suite & Bathroom
- Off Road Parking
- EPC rating B
- Tenure: Freehold





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Situated in a community renowned for its excellence, this property enjoys proximity to excellent local amenities and schools, making it an ideal choice for families. The Moresby design boasts large windows, infusing the home with natural light, creating a warm and inviting atmosphere.

Perfectly suited for first-time buyers, this residence is in impeccable move-in ready condition, courtesy of numerous upgrades made by the current owners, surpassing the original specifications. The well-thought-out accommodation comprises an entrance hall, lounge, and a dining kitchen equipped with integrated appliances, along with a convenient cloakroom on the ground floor. Ascending to the first floor reveals three bedrooms, including a master bedroom with an en-suite, and a family bathroom.

Externally, the property offers practicality and tranquillity with two allocated parking spaces on the side and a secluded rear garden. The current owners have lavished attention on the garden, creating a space that complements the home's charm.

Built in 2022, by Barratt Homes. This particular property is one of the few on the development with the distinctive Moresby design, making it a unique and attractive opportunity.

The property features uPVC double glazing throughout and a gas central heating system, ensuring comfort and energy efficiency. Additionally, a CCTV security system adds an extra layer of peace of mind.

This outstanding opportunity is available with no forward chain, presenting a hassle-free prospect for potential buyers. We strongly recommend viewing this property to fully appreciate its exceptional qualities and unique design. Don't miss the chance to make this remarkable home your own.

Entrance Hall

2.04m x 2.79m (6'8" x 9'2")

Cloakroom

0.99m x 1.65m (3'2" x 5'5")

Lounge

4.73m x 3.25m (15'6" x 10'8")

Kitchen Diner

4.68m x 2.66m (15'5" x 8'8")

Landing

1.94m x 2m (6'5" x 6'7")

Bedroom One

3.14m x 3.28m (10'4" x 10'10")

En-Suite

1.42m x 2.3m (4'8" x 7'6")

Bedroom Two

2.67m x 3.06m (8'10" x 10'0")

Bedroom Three

1.95m x 2.68m (6'5" x 8'10")

Family Bathroom

1.7m x 2.1m (5'7" x 6'11")

Council Tax Information

The Council Tax Band for this property is B. This information was obtained in January 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points



likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

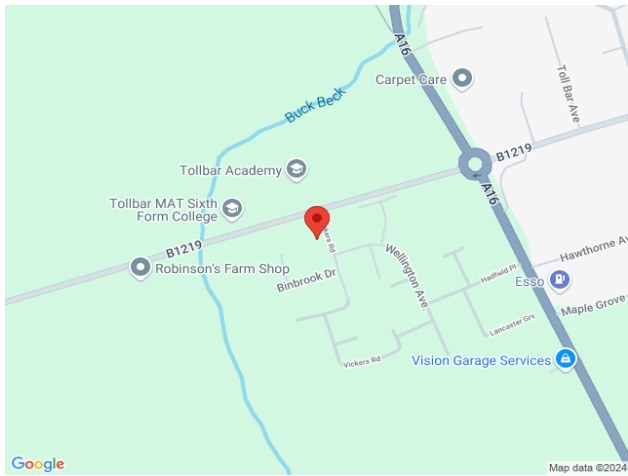
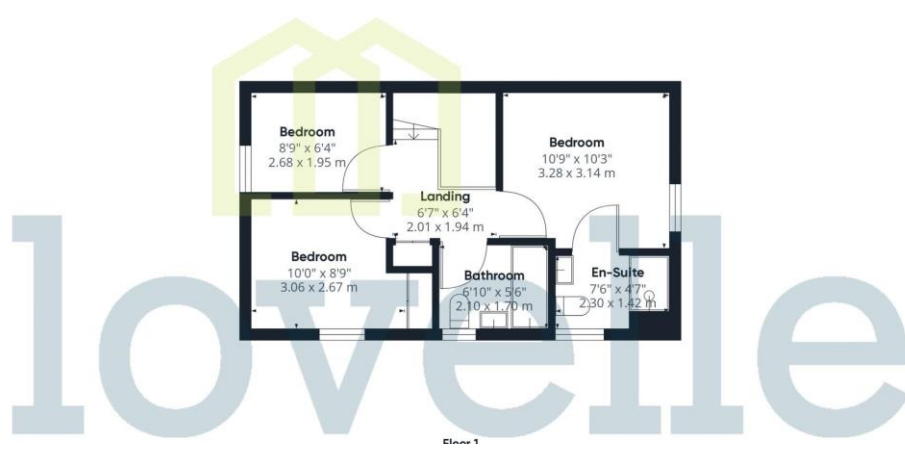
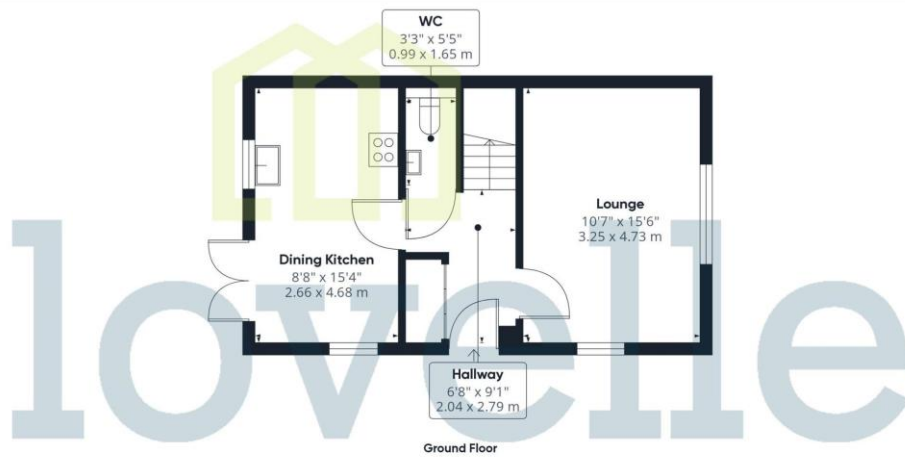
Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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