

## Nevendon Grange

£292,500

- 2 BEDROOM HOUSE
- LIVING ROOM 15'8 x 11'10
- GARDEN TO REAR
- NO ONWARD CHAIN
- FIRST FLOOR BATHROOM
- KITCHEN 8'6 x 8'
- LEASEHOLD PARKING TO REAR
- EASY ACCESS OF TOWN AND STATION

2 BED HOUSE, 15'8 LOUNGE, 8'6 KITCHEN, BATHROOM, GARDEN TO REAR, LEASEHOLD PARKING TO REAR, NO ONWARD CHAIN, EASY ACCESS OF TOWN AND STATION.

2 1 1 C

Council Tax Band: C



### ENTRANCE HALL

Canopy porch to front and double glazed door providing access. Cupboard housing meter.

### LIVING ROOM

15'8 x 11'10

Double glazed window to front. Double radiator. Laminate floor.

### KITCHEN

8'6 x 8'

Double glazed window and door to rear. Range of base and wall units. Roll top work surface with single drainer sink. Space for washing machine and fridge with recess for freezer. Built-in oven hob and extractor .

### FIRST FLOOR LANDING

### BEDROOM 1

10'6 x 9'8 (+ storage)

Double glazed window to front. Radiator. Fitted shelves and hanging rails.

### BEDROOM 2

8' x 7'8

Double glazed windows to rear. Radiator. Cupboard.

### BATHROOM

Suite comprising low level W.C., wash hand basin and bath unit with screen, radiator/rail, extractor.

### REAR GARDEN

Fenced to boundaries with artificial lawn, slate and shed.

### LEASEHOLD PARKING TO REAR

Parking nearby to rear (leasehold). Charge of £50 per annum

Ground Rent £0

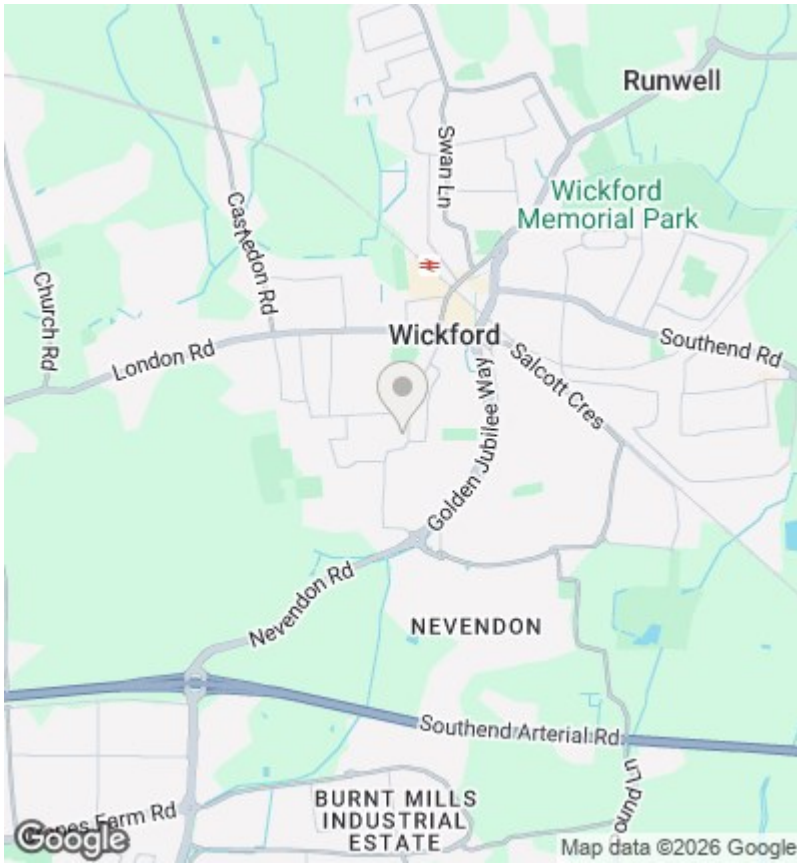
Service Charge £0

### NO ONWARD CHAIN

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

