



- RARELY AVAILABLE
- ATTRACTIVE TOWN CENTRE PROPERTY
- THREE GOOD SIDE BEDROOMS
- GOOD SIZE LOUNGE

Sewardstone Street, Waltham Abbey, EN9 1JA

PRICE: £360,000 FREEHOLD

REQUIRES REFURBISHMENT. Attractive town centre property adjacent to the historic Market Square which still hosts bi-weekly market. Three large bedrooms plus first floor bathroom with separate WC. Good size lounge, large kitchen diner across the rear of the property. Attractive double glazing, gas central heating . CHAIN FREE. Subject to grant of probate.



Property Description

Rarely available town centre property which is ideally location adjacent to our historic Market Square which still hosts a bi-weekly market and the comprehensive shopping facilities of the pedestrianised town centre. The renowned and protected Abbey Church and gardens with their notable royal history and attractive architectural buildings are within a few minutes flat walk.

This style of property is rarely available and is set in an attractive terrace of similar type housing with cobbled front gardens which forms an important part of the atmosphere of our town centre.

The property is well appointed with attractive Georgian style double glazing and gas central heating. The accommodation provides an entrance hall with stairs ascending to the first floor. There is a good size lounge with York stone fireplace feature which overlooks the front of the property. The whole ground floor rear of the property presents as a large, fitted kitchen and dining area which both grant access to the rear garden.

The first-floor accommodation offers an L shaped landing with access to personal loft space and grants access to the three bedrooms and bathroom facilities. Master bedroom overlooks the front aspect and offers a built-in single wardrobe cupboard. Bedroom two overlooks the rear aspect and houses a built in cupboard housing the boiler and water tank. Bedroom three is a large single and overlooks the front aspect with built in wardrobe over the stair bulkhead.

The first-floor bathroom and separate WC complete the accommodation .





Externally there is a good size rear garden which extends to approximately 45' in length. The front garden is laid to cobblestone which is to be retained.

This property has been in the same family ownership since new and would benefit from cosmetic improvement. This has been reflected in the competitive asking price and purchasers should be aware that the sale is subject to grant of probate.

ACCOMMODATION IN BRIEF COMPRISES:



ENTRANCE HALL

LOUNGE

13' 0" x 13' 8" (3.96m x 4.17m)

KITCHEN/DINER

20' 8" x 9' 6" (6.3m x 2.9m)

FIRST FLOOR LANDING

BEDROOM ONE

13' 4" x 12' 0" (4.06m x 3.66m)

BEDROOM TWO

12' 0" x 9' 7" (3.66m x 2.92m)

BEDROOM THREE

9' 6" x 8' 2" (2.9m x 2.49m)

BATHROOM

5' 8" x 5' 3" (1.73m x 1.6m)

SEPARATE WC

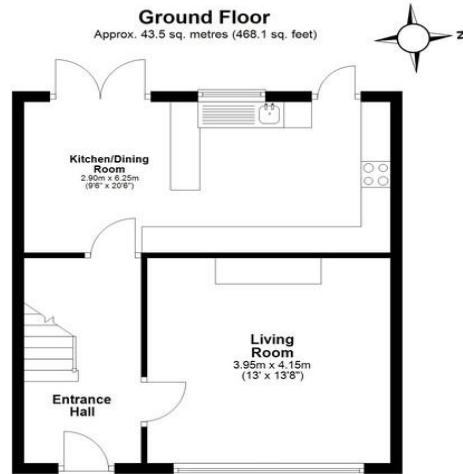
5' 8" x 2' 8" (1.73m x 0.81m)



EXTERNALLY

REAR GARDEN

45' 0" (13.72m Approximate measurement)



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Sewardstone Street

TENURE AND CHARGES

Title: Freehold Title

Council Tax: Band E within Epping Forest District Council

UTILITIES AND SUPPLIERS

Electricity - Mains

Water - Mains

Sewage =- Mains

Heating - Gas Central Heating

Broadband - not known owner deceased

Mobile Signal and Coverage Vodafone Three EE O2

Flood Risk: Very low

Epc ordered – to follow

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements