



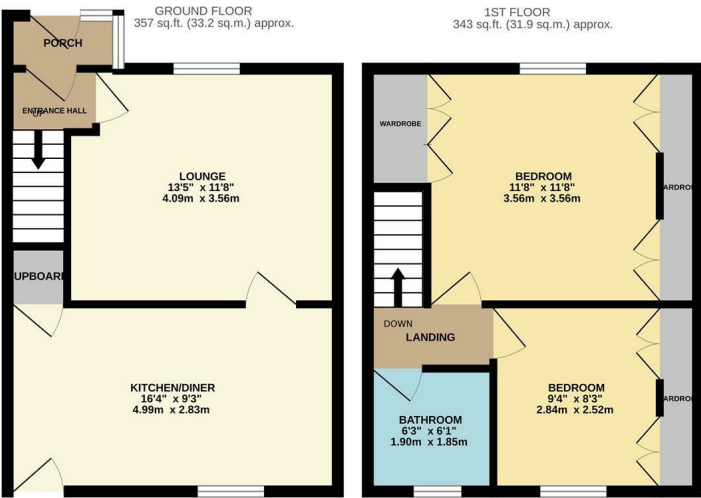
York Road, Epping, CM16 6HU  
Guide Price £300,000



# York Road, Epping, CM16 6HU

\*\*Guide Price £300,000 to £325,000\*\*

Offered with no onward chain is this two double bedroom home, in need of modernisation throughout located in the desirable village of North Weald. On the ground floor there is a porch leading to a hallway, a lounge and a kitchen/diner with a range of fitted wall and base units, while upstairs there are two double bedrooms, both of which have fitted wardrobes and a family bathroom. Outside the rear garden is paved, with gates allowing access for a car to park, with a small green to the front. York Road is located just off the High Road, within walking distance of local shops, a school and open fields, with the M11 close by.



YR/REYLANDJOHNSON  
TOTAL FLOOR AREA: 700 sq. ft. (65.1 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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>			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.