



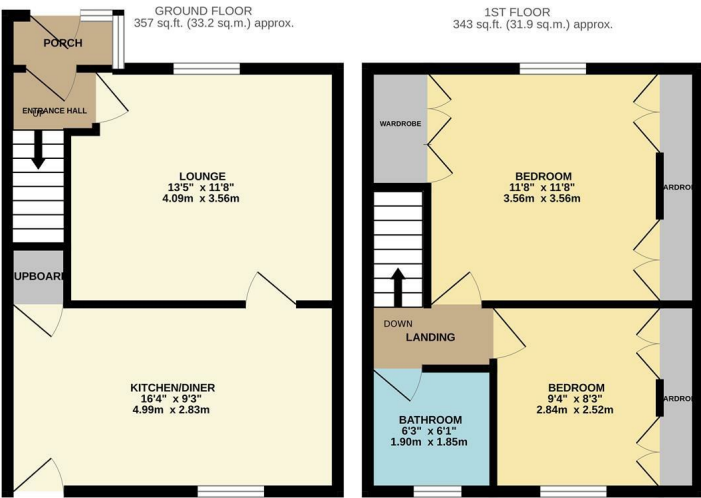
York Road, Epping, CM16 6HU
Guide Price £300,000



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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

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