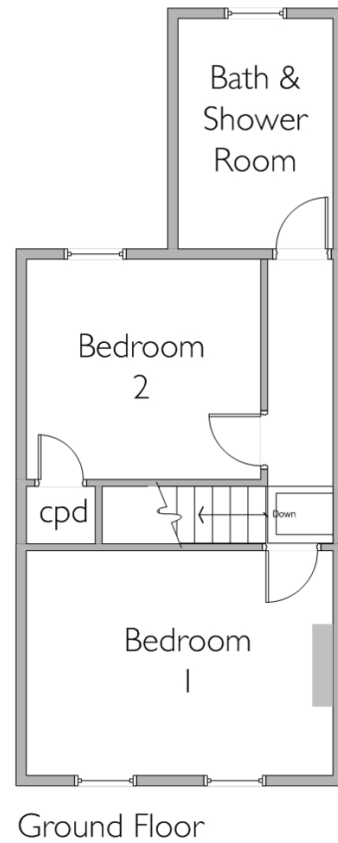


Gross Internal Floor Area Approximately:
85 | sq.ft/79sq.m.



FREE MARKET APPRAISAL

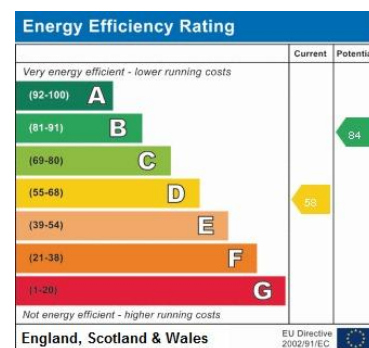
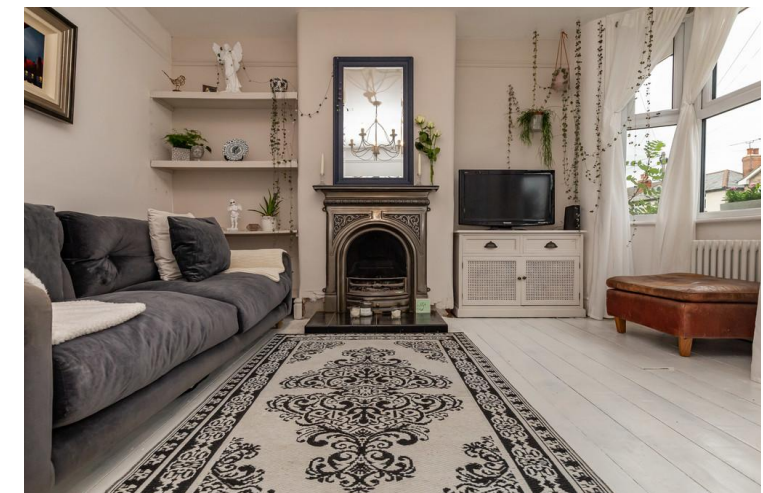
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



38 James Street
Epping, CM16 6RR
£520,000



- No Onward Chain
- 2 Double Bedrooms
- Newly Decorated & Refitted

- Contemporary Kitchen & Bathroom
- Double Glazing
- Gas Central Heating

Offered with NO ONWARD CHAIN, this delightful Edwardian house is offered fresh from a programme of sympathetic modernisation that combines the original character with contemporary and stylish kitchen fittings, bathroom and décor. The house stands in a no-through road on the northern side of the town close to open recreational grounds as well as being within walking distance of the bustling High Street. The layout offers two reception rooms, utility room and WC to complement the kitchen and 2 good bedrooms with a sizeable 4-piece bath/shower room. To the rear is a pleasant southeast-facing garden.

GROUND FLOOR

LIVING ROOM

11' 2" x 11' 0" (3.4m x 3.35m)

DINING ROOM

11' 3" x 11' 0" (3.43m x 3.35m)

KITCHEN

11' 9" x 6' 10" (3.58m x 2.08m)

UTILITY ROOM

6' 8" x 5' 8" (2.03m x 1.73m)

WC

FIRST FLOOR

LANDING

BEDROOM 1

14' 10" x 11' 1" (4.52m x 3.38m)

BEDROOM 2

11' 3" x 11' 0" (3.43m x 3.35m)

BATH, SHOWER & WC

11' 2" x 7' 0" (3.4m x 2.13m)

EXTERIOR

To the front is a gravelled forecourt garden and an enclosed passageway leads through to the rear where a gate opens to the garden. The passageway is a shared between this property and its immediate neighbours - no.61 having a right of way through to their own garden.

The rear garden is predominantly laid to lawn, with a pathway and borders, shrubs and an olive tree.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

SCHOOL CATCHMENT

The property stands in the Priority Admissions Area for Epping Primary School and Epping St Johns Senior School.



Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

