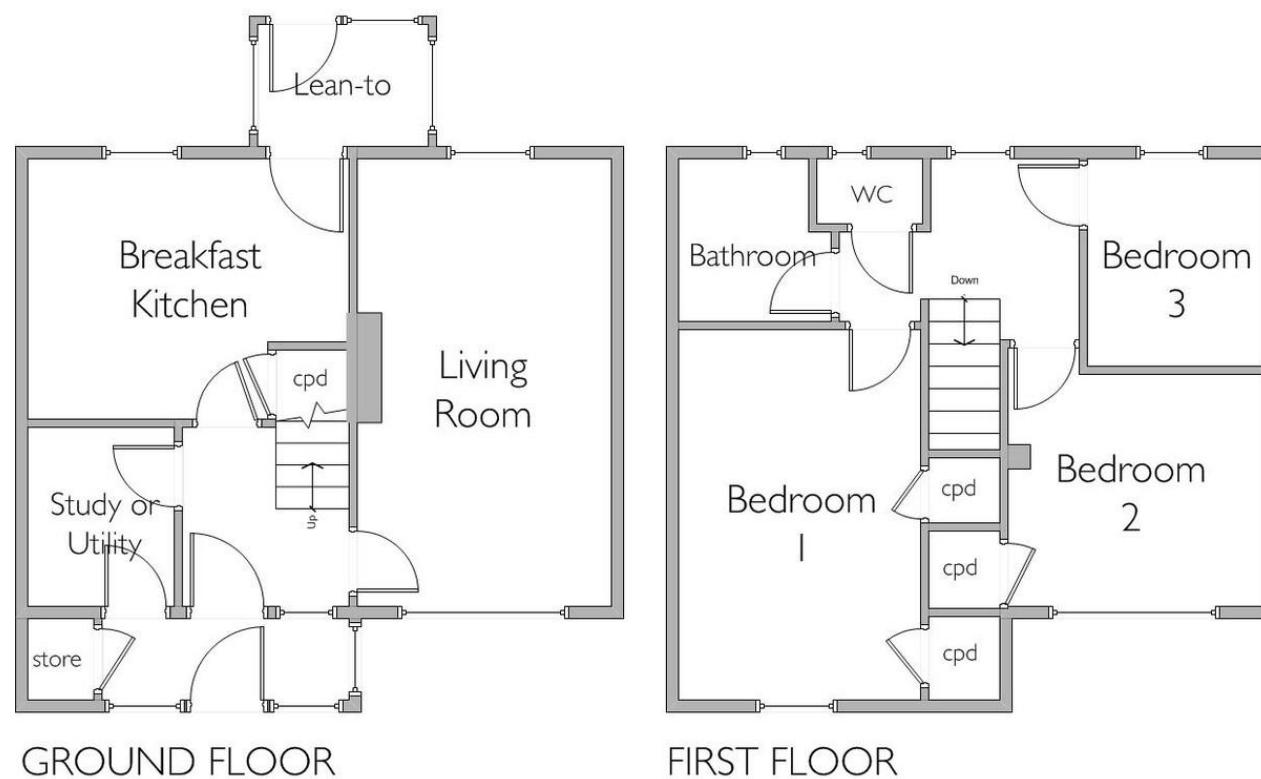


Gross Internal Floor Area: Approximately 1010 sq.ft. / 94 sq.m.

Floorplan drawn by Stevenette & Company LLP

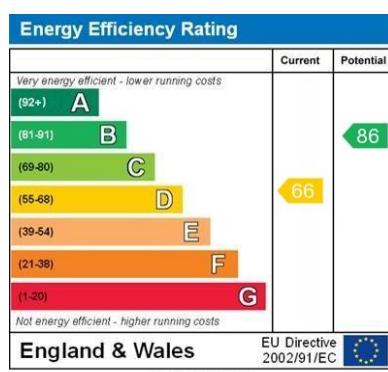


FINANCIAL SERVICES

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.



Stevenette

5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
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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.



Stevenette

**25 Springfield
Epping, CM16 4LA
£495,000**



- Middle Terrace House
- 3 Bedrooms
- Good Size Breakfast Kitchen

- Excellent Storage
- Gas Central Heating
- Double Glazing

Offered with NO ONWARD CHAIN, this middle terrace house offers great value family accommodation in a residential area of the town well-placed for walking to the Central Line Station, local schools and the High Street. The property offers an excellent opportunity for a buyer to make their mark through a programme of general updating to create a home of their own tastes. Springfield is a Residents Parking Zone.

GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING ROOM

18' 5" x 10' 6" (5.61m x 3.2m)

BREAKFAST KITCHEN

13' 0" x 10' 10" (3.96m x 3.3m)

STUDY OR UTILITY

7' 1" x 6' 1" (2.16m x 1.85m)

LEAN-TO

7' 0" x 4' 11" (2.13m x 1.5m)

FIRST FLOOR

LANDING

BEDROOM 1

15' 5" x 9' 9" (4.7m x 2.97m)

BEDROOM 2

10' 8" x 9' 11" (3.25m x 3.02m)

BEDROOM 3

8' 2" x 7' 7" (2.49m x 2.31m)

BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m)

WC

EXTERIOR

The house stands behind a paved and stepped garden.

To the rear is a roughly square garden laid to lawn. a handgate opens to the rear for occasional access.

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 'C'.

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Ivy Chimneys Primary School & Epping St John's Church of England School.



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

