

Gross Internal Floor Area:
Approximately 990 sq.ft. / 92 sq.m.



FREE MARKET APPRAISAL

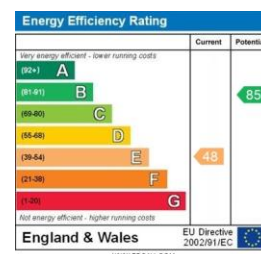
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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
Tel: 01992 563090
Email: enquiries@stevenette.com

@StevenetteandCoLLP

@StevenetteandCo



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.



5 Holly Cottages,
Bell Common, Epping, CM16 4EA
£550,000



- Semi-Detached Victorian House
- Attractive Proportions
- 26' Living & Dining Room

- Gas Central Heating (Modern Combi)
- Partial Double Glazing
- On Street Parking

EXTERIOR

To the side and rear of the house are areas of roughly triangular grassed garden. The gardens are enclosed by wall and fencing.

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 'E'.

SCHOOL PRIORITY / CATCHMENT AREA

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

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).

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

With NO ONWARD CHAIN, this is a great buy for someone seeking a really individual Victorian property which, with an eye for design, gives them an opportunity to make their own mark. The house, which was reroofed in recent years, occupies a corner plot on the edge of Bell Common - the open grounds that lead to the shops and eateries of the High Street or, in the opposite direction, the amazing recreational opportunities of Epping Forest.

GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM

26' 3" avg x 17' 6" avg (8m x 5.33m)

BREAKFAST KITCHEN

16' 5" max x 10' 2" max (5m x 3.1m)

FIRST FLOOR

LANDING

BEDROOM 1

11' 11" x 11' 3" (3.63m x 3.43m)

BEDROOM 2

8' 11" x 9' 11" (2.72m x 3.02m)

BEDROOM 3

13' 6" avg x 6' 6" min (4.11m x 1.98m)

BATHROOM & WC

8' 2" x 6' 10" (2.49m x 2.08m)

