

Gross Internal Floor Area: Approximately 579 sq.ft. / 54 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



2 Gibson Close  
North Weald, CM16 6JS  
£330,000

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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.



- Middle Terrace House
- 2 Double Bedrooms
- Gas Central Heating

- Double Glazing
- 2 Parking Spaces
- West Facing Garden

**EXTERIOR**

The house stands behind a lawned front garden. The rear garden is west facing and is of good length laid to lawn with a paved terrace and a shed of timber construction. A gate at the end of the garden opens to a path providing rear access. The house has two parking spaces – one immediately in front of the house and a second in a parking area approximately 50m away. Further visitor spaces are available also.

**SERVICES**

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

**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).

**COUNCIL TAX**

Council Tax is payable to Epping Forest District Council - Council Tax band 'C'.

**BROADBAND**

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

**SCHOOL PRIORITY ADMISSIONS AREA**

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



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

**NO ONWARD CHAIN.** This middle terrace house offers neat 2-bedroom accommodation in a cul-de-sac setting. The house is a true 'blank canvas' for the new owner to make their mark and has a very appealing West-facing garden as well as 2 allocated parking spaces (with further visitor spaces available). Gibson Close stands within very good walking distance of the local school as well as some of the villages' many amenities. North Weald itself lies a couple of miles from Epping and its vibrant High Street and Central Line station and is ideally placed for access to many locations.

**GROUND FLOOR**

**ENTRANCE HALL**

**KITCHEN**

9' 11" x 5' 5" (3.02m x 1.65m)

**RECEPTION ROOM**

15' 4 (Avg)" x 11' 1" (4.67m x 3.38m)

**FIRST FLOOR**

**BEDROOM 1**

11' 11" x 8' 9 (Max)" (3.63m x 2.67m)

**SEPARATE WC**

5' 6" x 2' 8" (1.68m x 0.81m)

**BATHROOM**

4' 9" x 4' 9" (1.45m x 1.45m)

**BEDROOM 2**

11' 11" x 8' 6 (Avg)" (3.63m x 2.59m)

