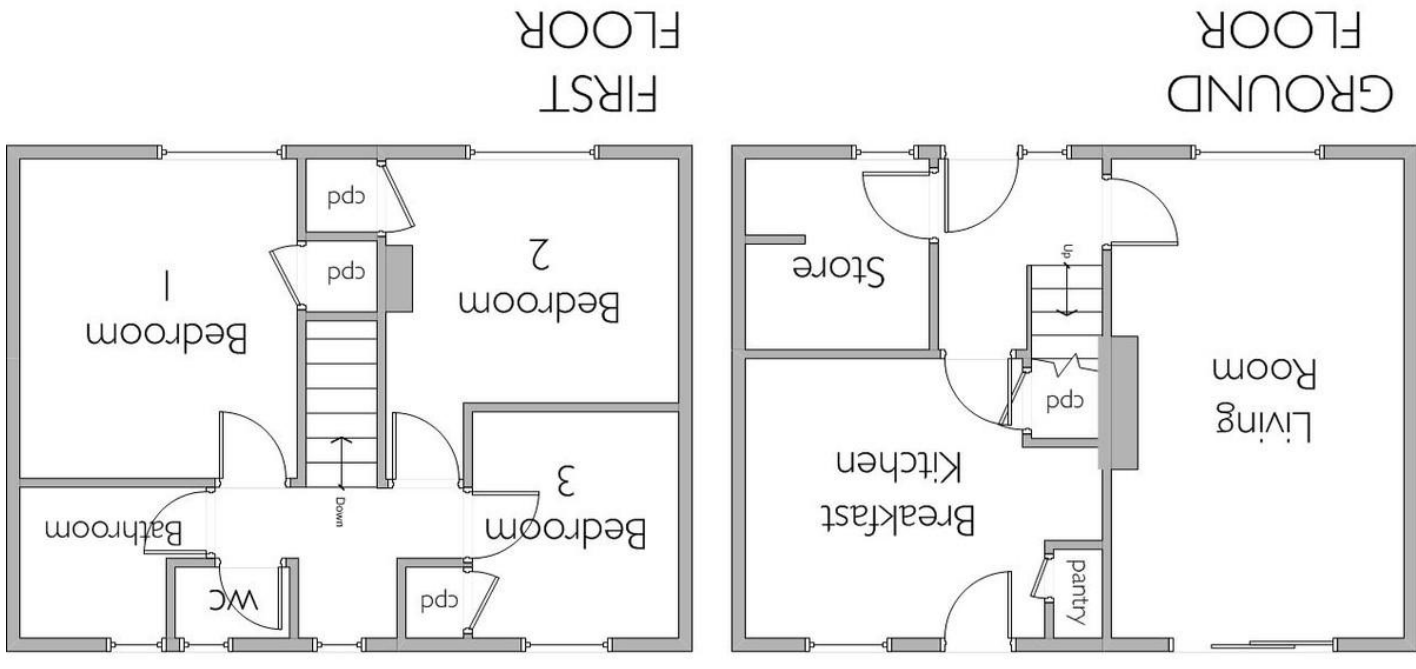


Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigations before finalising their offer purchase.



Gross Internal Floor Area:
 Approximately 891 sq.ft. / 83 sq.m.

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

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.

FINANCIAL SERVICES

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.

FREE MARKET APPRAISAL



32 Lincolns Field
Epping

32 Lincolns Field

Epping, CM16 5DZ

Offered for sale for the first time since it was built in 1959 and occupied by one family since that time, this end-terrace 3-bedroom house occupies one of the best positions in the area being in a small cul-de-sac of homes. The house requires full modernisation and, with a generous rear garden offering good scope for extension (subject to all necessary permissions), would make a great project for someone wanting to make a home of their own tastes. Lincolns Field is positioned just minutes' walk from the High Street and Epping's good number of cafes, shops and other amenities.

- End-Terrace House
- Requires Updating
- 3 Bedrooms
- Exciting Opportunity
- Double Glazing
- Convenient Cul-de-Sac Location

Offers in the region of £500,000

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

17' 11" x 11' 0" (5.46m x 3.35m)

BREAKFAST KITCHEN

13' 3" max x 10' 5" (4.04m x 3.18m) The measurement includes a built-in larder and understairs cupboard.

STORE

7' 2" x 7' 2" (2.18m x 2.18m)

FIRST FLOOR

LANDING

BEDROOM 1

12' 2" x 10' 2" (3.71m x 3.1m) Built-in cupboard.

BEDROOM 2

11' 0" x 9' 3" (3.35m x 2.82m) Built-in cupboard.



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 PRIORITY ADMISSIONS (CATCHMENT) AREA

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



BEDROOM 3

8' 7" x 7' 9" (2.62m x 2.36m) A built-in cupboard conceals the hot water tank which has an electric immersion heater fitted.

BATHROOM

SEPARATE WC

EXTERIOR

The house has lawned gardens to the front and rear. To the side of the house is a wide pathway allowing access to the rear.

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).

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCA.UK</small>			