



BUTLER & STAG

Bury Lane | Epping
| CM16

Beautifully presented two double bedroom Grade II listed barn conversion located in Creeds Farm Yard, just off of Bury Lane.

- Two Double Bedrooms • Modern Fitted Kitchen • Parking • Gas Central Heating • Available November • Barn Conversion

£1,750 PCM

Internally, the ground floor of the property offers a spacious modern fitted kitchen with integrated appliances, lounge with french doors to the rear garden and downstairs bathroom.

On the second floor, there are two double bedrooms. One of the bedrooms benefits from fitted wardrobes and storage.

Externally the property benefits from a private rear garden that is mainly laid to lawn, with a small patio area and storage sheds.

Council Tax Band E

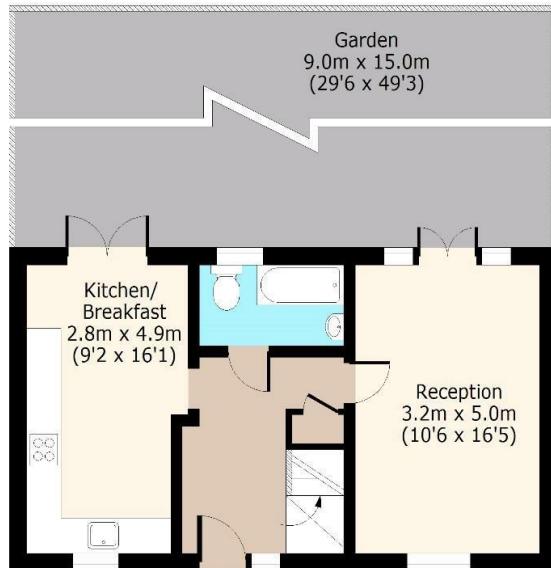




Bury Lane,

Ground Floor

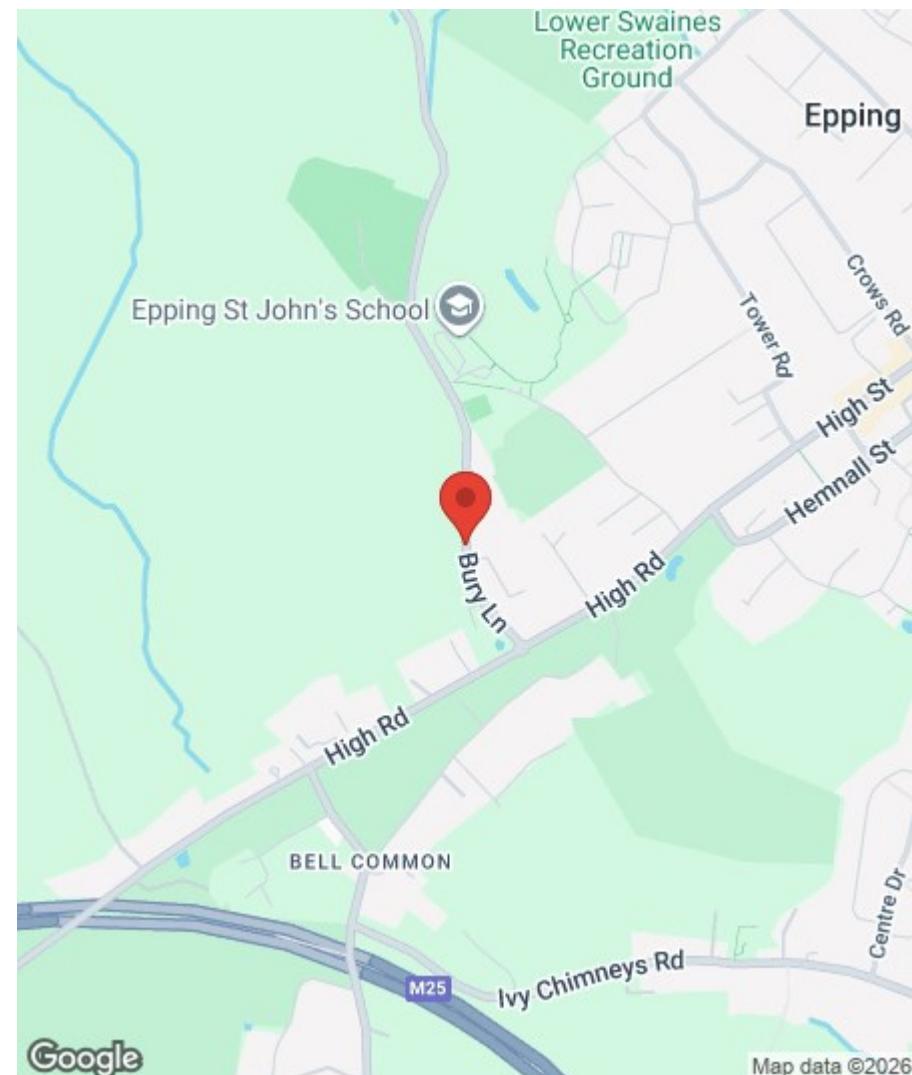
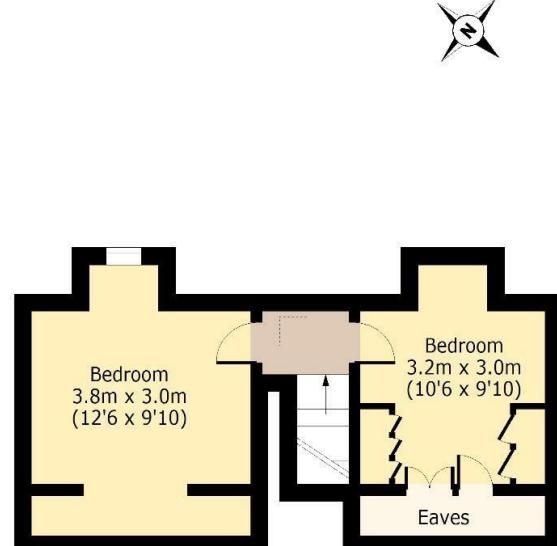
Approx. 45 Sq. meters (484 Sq. feet)



Total area: approx. 78 Sq. meters (840 Sq. feet)
For illustration purposes only - not to scale
www.ipplus.com

First Floor

Approx. 33 Sq. meters (355 Sq. feet)



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4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992 667666 |

theydon@butlerandstag.com | www.butlerandstag.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	