

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Gant Court, EN9 3DY



Asking Price £375,000 Freehold



Kings Group are pleased to offer for sale this three-bedroom mid-terrace home, located in Waltham Abbey. The property has been improved by the current owners and may suit a range of buyers.

The ground floor includes an entrance hall with a study nook, a lounge, and a kitchen/diner fitted with white base and eye-level units, black worktops, and a built-in oven, hob, and extractor.

The first floor offers three bedrooms and a four-piece bathroom suite with tiling throughout, a bath, separate shower unit, WC, and basin.

The rear garden has a decked area, artificial grass, an outbuilding, and gated rear access. The front garden is laid to lawn.

Additional features include gas central heating and double glazed windows.

Only a 5 min drive from Waltham Abbey's historic market town centre and all the amenities it has to offer, The property is just a short walk to the nearest bus stop that will take you to Waltham Cross British Rail station or Loughton Tube station in just 15 mins.

To arrange a viewing, call Kings Group on 01992 652 006.

Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Average
Vodafone - Good

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

ENTRANCE HALL

LIVING ROOM 13'05 x 12'02

KITCHEN/DINER 6'09 x 19'04

MASTER BEDROOM 10'07 x 9'07

BEDROOM TWO 10'01 x 8'09

BEDROOM THREE 7'01 x 10'01

BATHROOM 5'06 x 5'10

DISCLAIMER

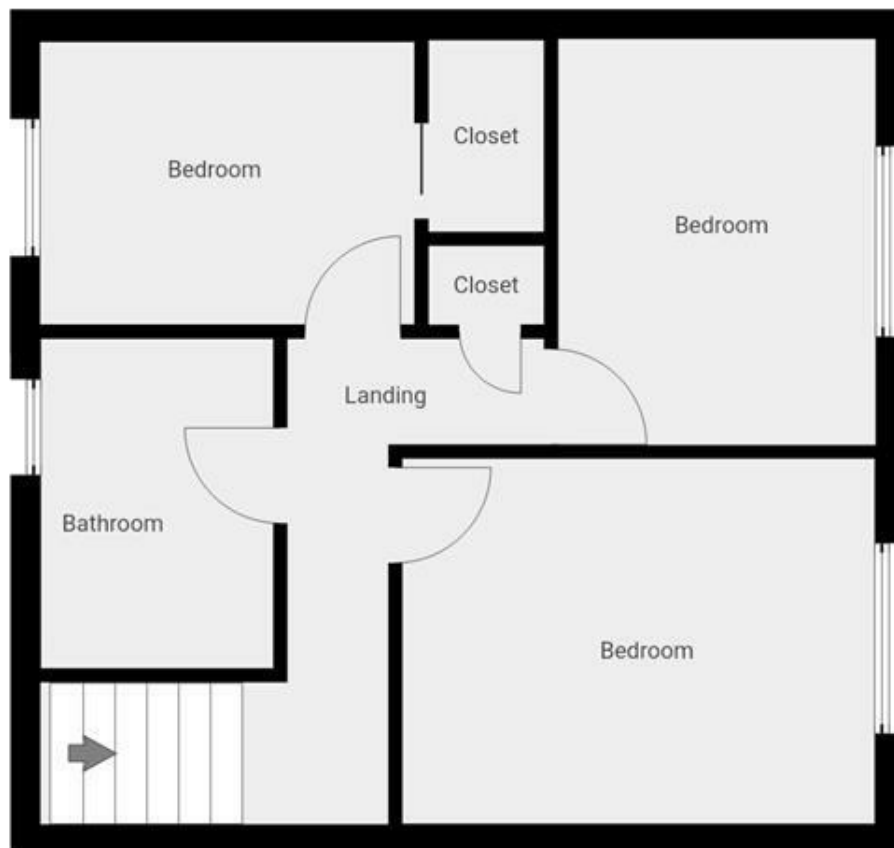
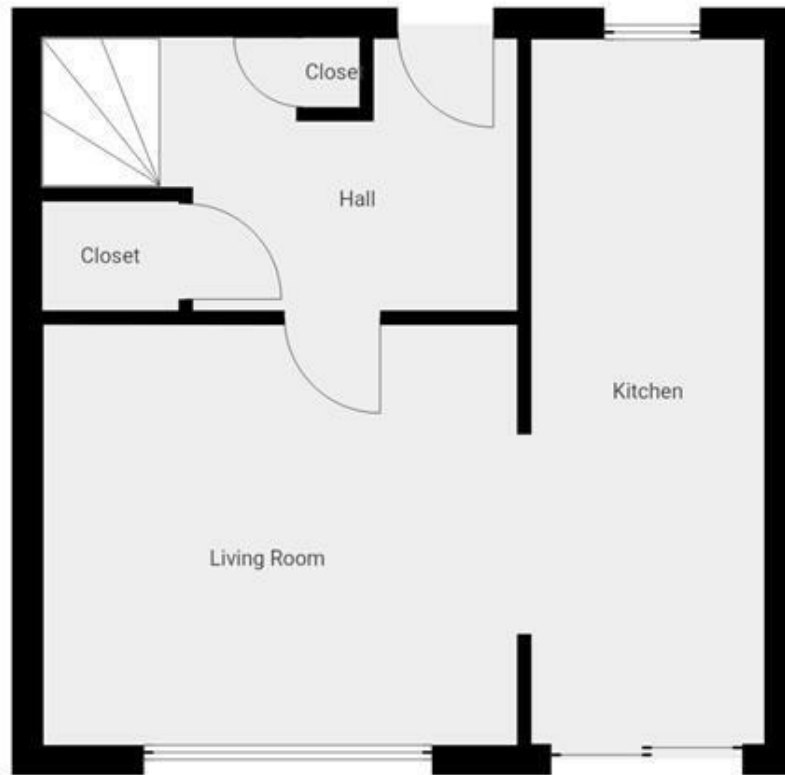
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



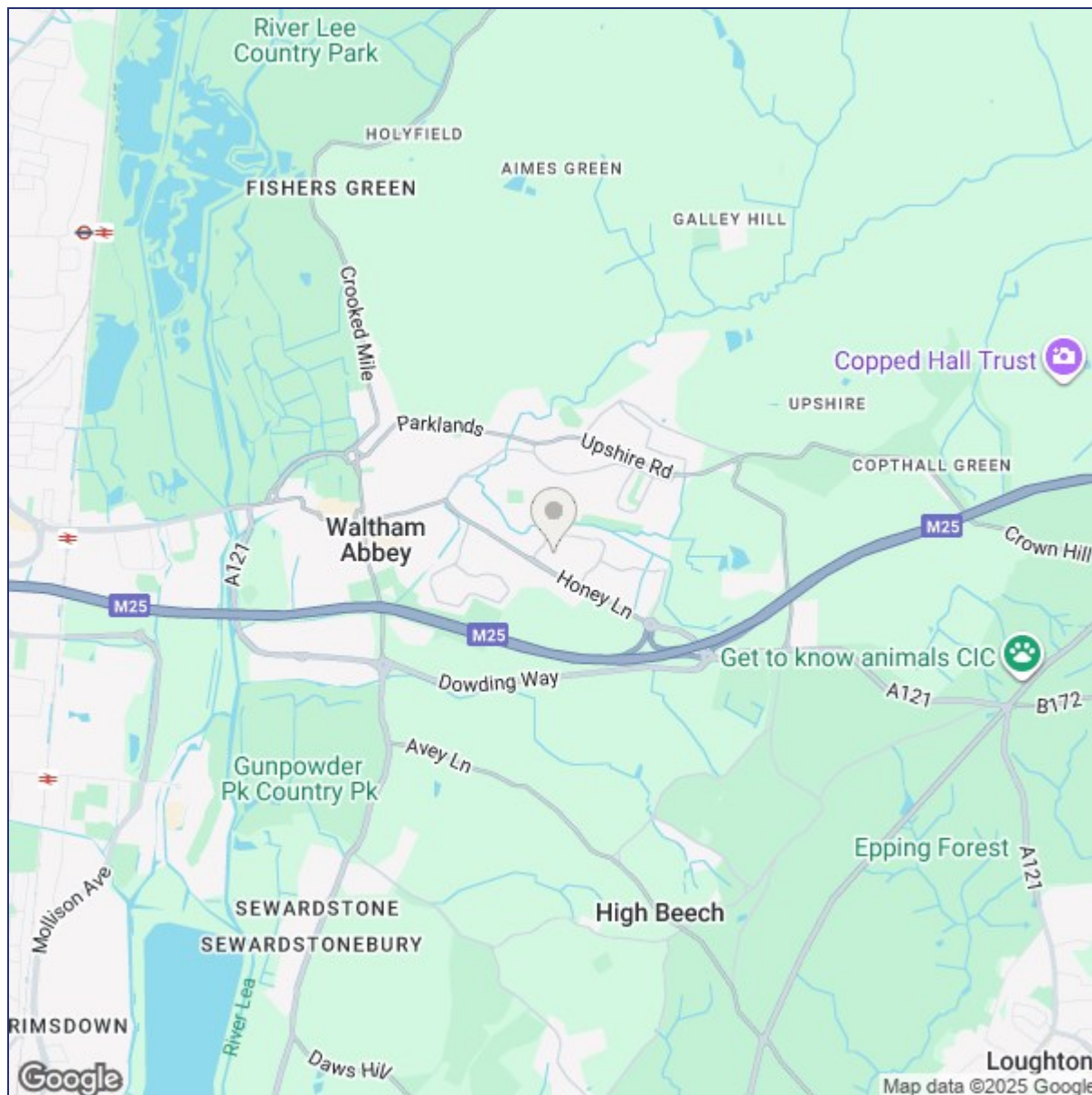
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	76	82		54	81
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

