

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

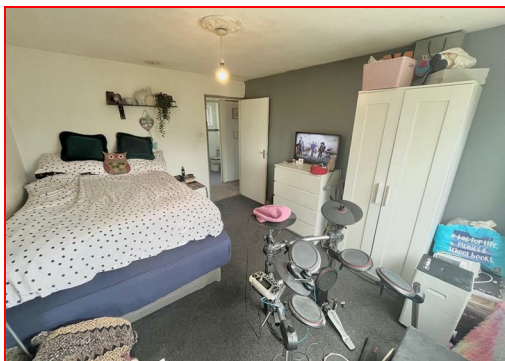
T: 01992 652006
www.kings-group.net



Morris Court, EN9 3DX



Guide Price £345,000 Freehold



Guide Price: £345,000 - £355,000

Kings Group are pleased to offer for sale this three-bedroom mid-terrace home, located in a quiet cul-de-sac in Waltham Abbey. While the property would benefit from some modernisation, it offers great potential and would suit a range of buyers, including families, first-time purchasers, or investors.

The ground floor comprises an entrance hall, a bright and comfortable lounge, and a semi open-plan kitchen/diner featuring white tiled walls, gas hobs, white base and eye-level units, and matching white work surfaces. To the rear, the home benefits from a spacious conservatory, offering a versatile second reception room, play area, or dining space, with direct access to the garden.

The first floor offers three well-proportioned bedrooms, including two spacious doubles and a third slightly smaller double. A fully tiled bathroom completes the layout, featuring a bath with overhead shower, WC, and wash basin.

The rear garden is of a good size, low maintenance, and would benefit from some modernising. It also features gated rear access.

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

O2 - Good
EE - Average
Three - Average
Vodafone - Good

Broadband (estimated speeds)
Standard 5 mbps
Superfast 109 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALLWAY

LIVING ROOM 12'03 x 13'09

KITCHEN 19'05 x 6'10

CONSERVATORY 8'03 x 18'09

BATHROOM 5'09 x 8'02

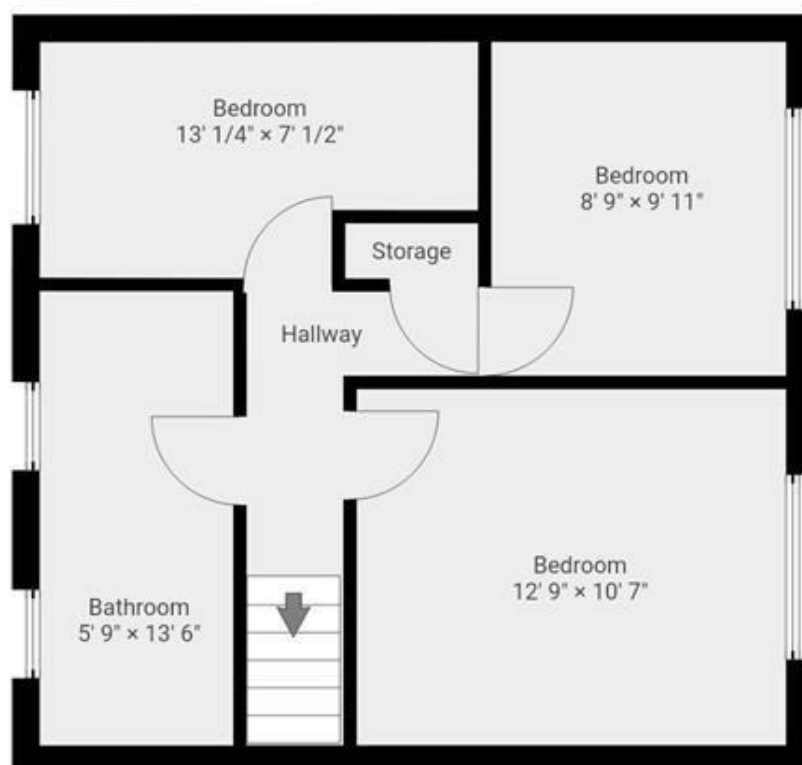
BEDROOM ONE 12'09 x 10'07

BEDROOM TWO 9'11 x 8'09

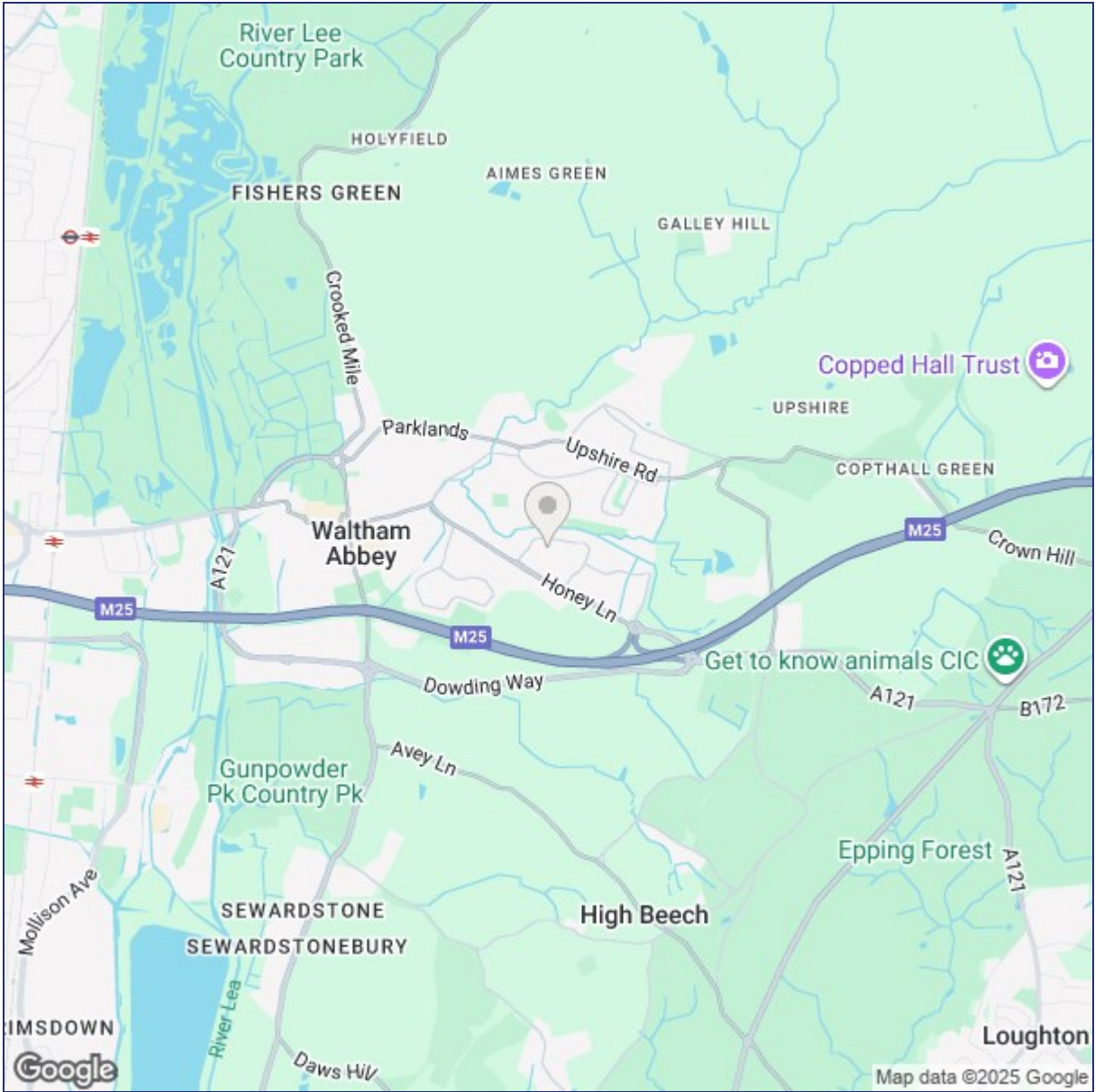
BEDROOM THREE 13'02 x 7'00

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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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