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Woodbine Close, EN9 3RD



Asking Price £79,950 Freehold



CHAIN FREE | CASH BUYERS

Kings Group are pleased to offer this two-bedroom park home for sale on the sought-after Woodbine retirement site. The property comprises a lounge, fitted kitchen, two bedrooms and a bathroom, with gas central heating, double glazing and useful internal storage.

Externally, the property benefits from a wrap-around garden area, a separate storage shed and allocated parking.

Residents can enjoy the welcoming community clubhouse, local award-winning pubs and fantastic walks, with Epping Forest nearby. Offering plenty of potential, this property is an ideal opportunity for buyers looking to create a home to their own taste.

LIVING ROOM 13'4 x 9'9

DINING AREA 8'8 x 7'9

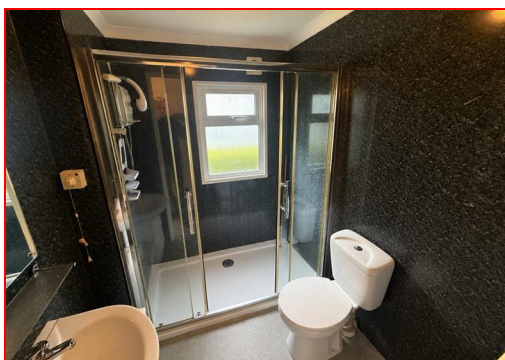
KITCHEN 8'9 x 7'6

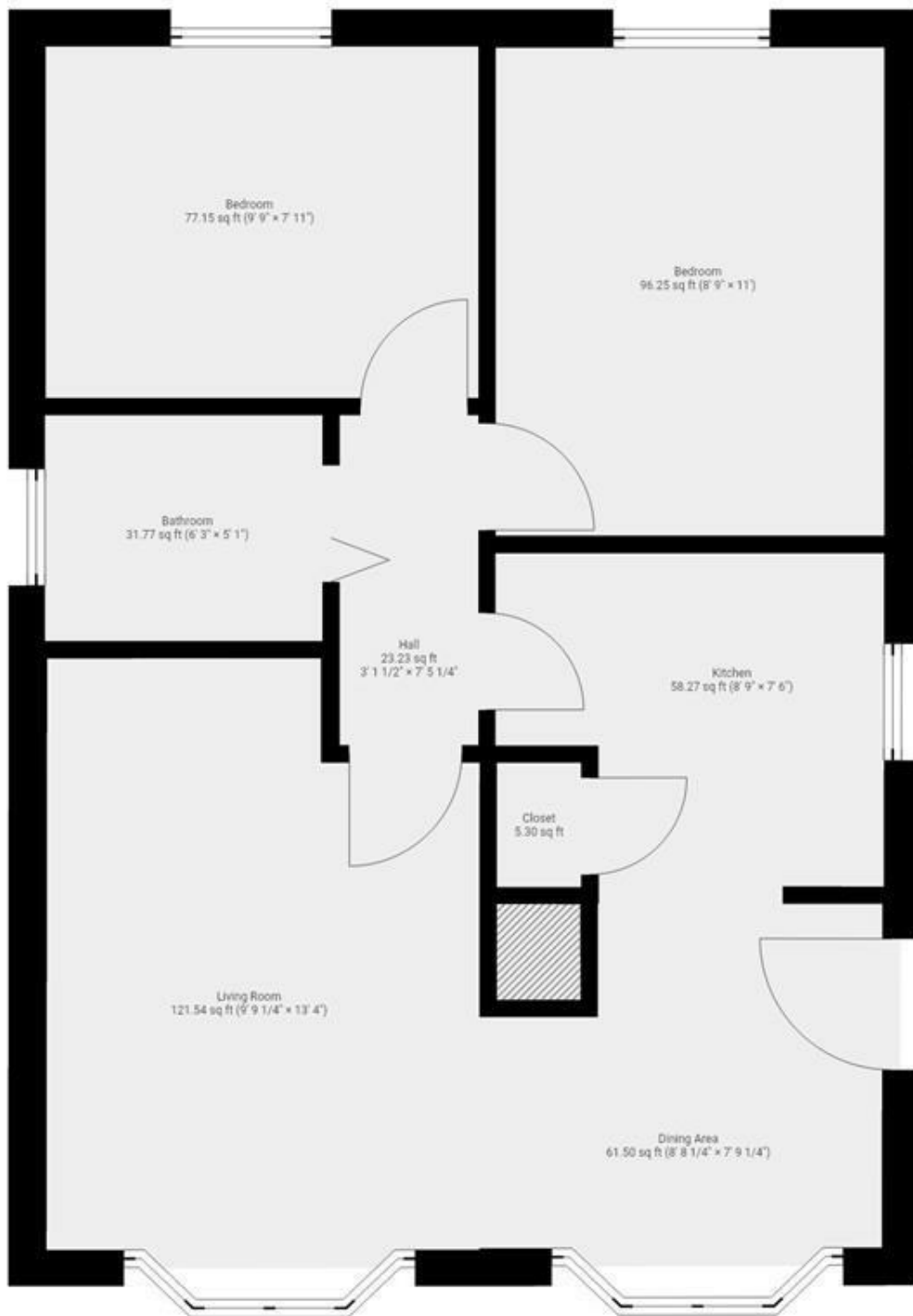
BEDROOM 11'0 x 8'9

BEDROOM 9'9 x 7'11

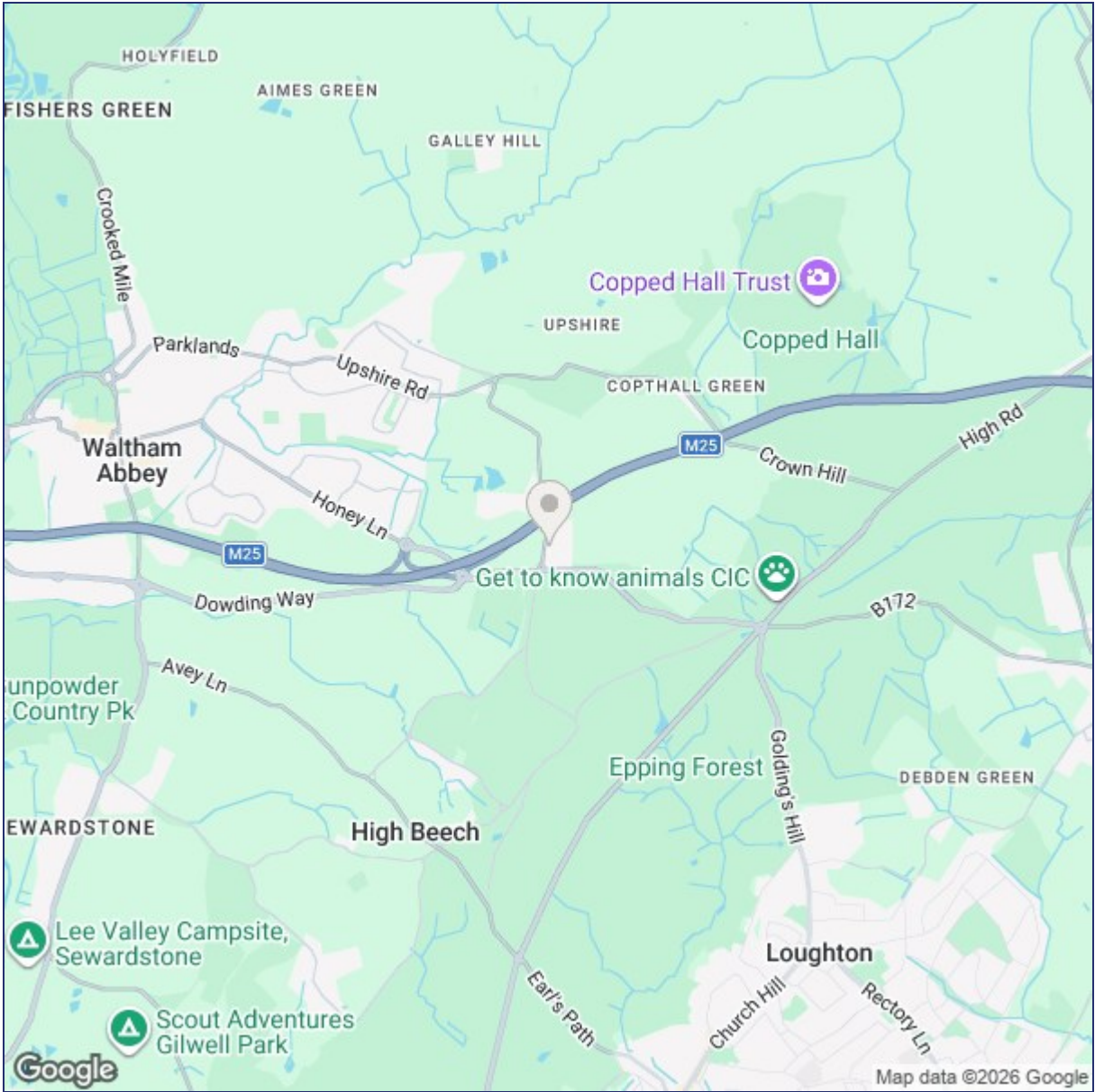
BATHROOM 6'3 x 5'1

DISCLAIMER





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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").

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 buver is advised to obtain verification from their Solicitor or Surveyor.

