



99Home Ltd.

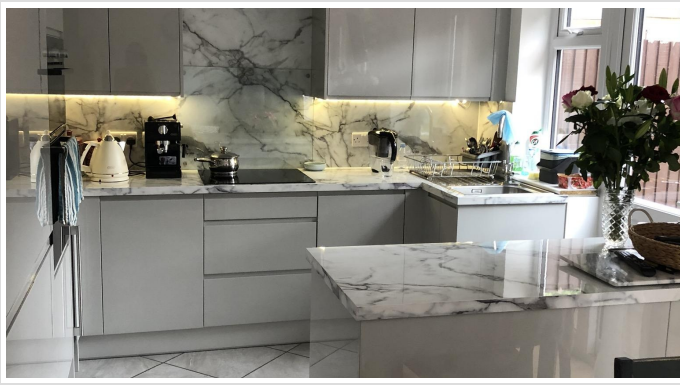
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3 Bed End Of Terrace In Clover Leas Epping, Epping, CM16 5EA £575,000



Ref:16321





SHORT DESCRIPTION

Property Ref: 16321 Fully Refurbished Three-Bedroom End-of-Terrace, Freehold, Loft Potential, No Chain A well-presented three-bedroom end-of-terrace freehold home located in a popular residential area of Epping (CM16). The property was fully refurbished in 2019, including new electrics, plumbing, heating system, gas installation and boiler, offering modern, move-in-ready accommodation. The ground floor features a bright living room and a spacious kitchen-dining area with access to the rear garden. Upstairs comprises three good-sized bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, side access and on-street parking. There is also a generous loft space with excellent conversion potential (subject to planning permission). Offered with no onward chain, this home is ideal for families, first-time buyers or investors. Early viewing advised. Property Type: End of Terrace Full selling price: £575000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: D EPC rating: C Measurement: 839.585 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Permit, On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property:Self-occupied -----

3

Bed Room(s)

1

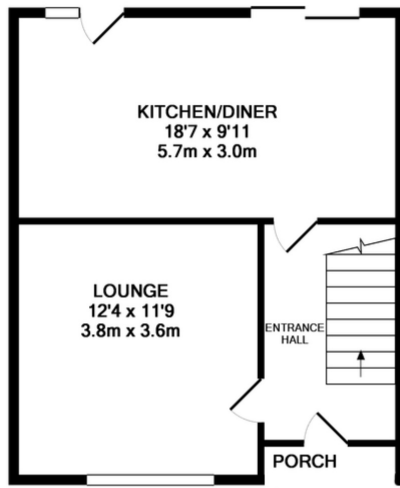
Bath Room(s)

1

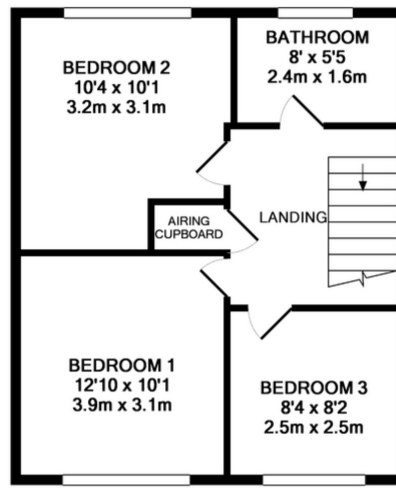
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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