

COBBETT CLOSE, ENFIELD WASH EN3



IDEAL FIRST TIME BUY OR PROPERTY INVESTMENT FOR THE LOCAL RENTAL MARKET. The Property having been RECENTLY DECORATED THROUGHOUT, Featuring NICELY PRESENTED KITCHEN, BATHROOM, UPVC DOUBLE GLAZED WINDOWS & SECURITY ENTRY TELEPHONE. FIRST FLOOR with COMMUNAL GARDENS & PARKING. OFFERED CHAIN FREE.

The Property is Located within ACCESS to LOCAL AMENITIES to ENFIELD WASH with its many Independent Shops, Chemists, Restaurants-Coffee Bars, BUS ROUTES, Local Library & a choice of TWO RAIL STATIONS LEADING TO LONDON'S LIVERPOOL STREET STATION with TUBE CONNECTIONS.

The Property In Our Opinion is An Ideal First Rental Property or to Add to Exiting Rental Portfolio. HIGHLY RECOMMENDED - KEYS HELD..!

OFFERS IN EXCESS OF: £200,000 LEASEHOLD

PROPERTY DETAILS:

COMMUNAL ENTRANCE:

Via entry security telephone system & stairs to first floor.

RECEPTION HALLWAY:

6' 0" x 3' 10" (1.83m x 1.17m)

Laminated flooring, entry telephone system, doors to bedroom, bathroom & lounge.

LOUNGE:

14' 1" x 9' 3" (4.29m x 2.81m)

Laminated flooring, TV point, electric heater, access to kitchen & upvc double glazed window to aspect.

KITCHEN:

10' 2" x 6' 11" (3.11m x 2.10m)

L-Shaped - Range of units to base & eye level with rolled edged worktop surfaces, splash back area, plumbed for washing machine, cooker point, built-in cupboard housing, stainless steel sink unit, lino flooring & upvc double glazed window to aspect.

BEDROOM:

12' 6" x 10' 5" (3.80m x 3.18m)

Laminated flooring & upvc double window to aspect.

BATHROOM:

6' 11" x 5' 10" (2.10m x 1.79m)

Comprising panelled bath with mixer taps & shower attachments with electric shower unit, wash basin with mixer taps & cupboards under, low flush wc, tiled walls & extractor fan.

EXTERIOR:

Communal gardens & parking.

ADDITIONAL NOTES:

In Our Opinion The Property would suite First Time Buyers or Rental Property Investment. Ideally located to The Hertford Road Shopping Facilities, Bus Routes to Enfield Town & Beyond Edmonton & Waltham Cross. Choice of Turkey Street & Enfield Lock Rail Station, both leading to London's Liverpool Street Station & both having Tube Connections at Tottenham Hale & Seven Sisters. Excellent Package. In Our Opinion & Inclusive of The London's Housing Allowance to Local Housing Allowance Rental to be In The Region Of £1,300.00 - £1,350.00pcm. Chain Free - Keys Held.

Please Note:

The Property is being Marketed with a Guide Price Of £200,000.00 - £215,000.00. All Formal Offers are required to be Offers In Excess Of £200,000.00.

ADDITIONAL INFORMATION:

Please Note :

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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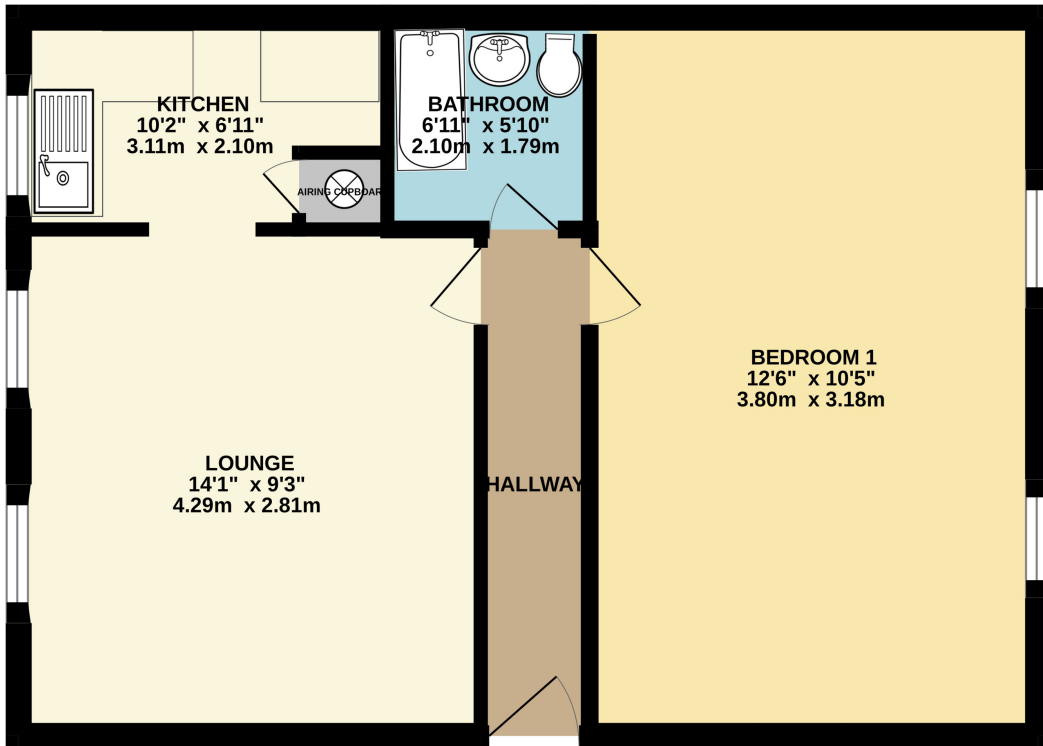
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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA: 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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