



60 Waddington Close Burleigh Road EN1 1NB £220,000  
Leasehold

- Separate Sleeping Area
- Bathroom
- Close to local amenities
- Approx 93 Years Lease Remaining
- Great Investment or First Property
- Reception
- Communal Garden & Parking



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### Separate Sleeping Area

Window to side aspect, Laminate flooring, power point, door to reception.

### Reception

Window to side aspect, opening to kitchen, door to separate sleeping area, power point, laminate flooring.

### Kitchen

Window to side aspect, tiled splash backs, stainless steel sink with drainer unit, electric fitted cooker and oven, power points, plumbing for washing machine.

### Bathroom

Three piece suite comprising of low flush w.c, Wash hand basin, panel bath, electric shower, tiled walls, extractor fan.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 70                      | 77        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |