

# Lanes

ESTATE AGENTS

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**58 Caneland Court, Waltham Abbey, EN9 3DS**

**£350,000**

A three bedroom mid terrace property in need of updating but benefits from double glazing, gas central heating, ground floor cloakroom and first floor bathroom. The property also benefits from being offered chain free.





Door To

Hallway

Ground Floor Cloakroom

Lounge

14'10 x 11'8 (4.52m x 3.56m)

Kitchen

10'1 x 6'10 (3.07m x 2.08m)

Dining Area

10'1 x 8'11 (3.07m x 2.72m)

First Floor Landing

Bedroom

15'8 x 8'10 (4.78m x 2.69m)

Bedroom

11'6 x 10'0 into fitted wardrobe (3.51m x 3.05m into fitted wardrobe)

Bedroom

11'8 x 6'0 (3.56m x 1.83m)

Bathroom

Front Garden

Rear Garden

Reference

CH6533/PL/PL/PL/20012025 - Waltham Abbey Estate Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

