



Little Pynchons | Harlow | CM18 7DE

Asking Price £280,000



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A TWO DOUBLE BEDROOM MID TERRACE in need of modernisation. The ground floor comprises of a spacious entrance hall, living room, large kitchen diner and storage shed to front (commonly converted to a usable room). Upstairs benefits from two double bedrooms and a family bathroom suite. The rear garden is East-facing with a combination of lawn and patio. The property is vacant and available with no onward chain. Virtual tour available.

- Two Double Bedrooms
- No Onward Chain
- Council Tax Band: C
- Mid-Terrace House
- In Need of Modernisation
- EPC Rating: C

#### Front

Laid to lawn with concrete path/stairs leading to front door.

#### Entrance Hall

5'8" x 14'9" (1.73m x 4.50m)

Aluminium door to front. Internal doors to storage room, doorway to living room. Stairs to first floor. Radiator to wall.





### Living Room

11'11" x 13'9" (3.63m x 4.19m)

Aluminium window to front, radiator to wall. Doorway to entrance hall, opening to kitchen. Gas fireplace (recently serviced).

### Kitchen

18'0" x 8'10" (5.49m x 2.69m)

Aluminium patio door and window to garden. Opening to living room. Radiator to wall. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel 1.5 sink and drainer. Plumbing/space for freestanding cooker, washing machine, dishwasher and fridge freezer.

### Storage Shed

6'1" x 7'6" (1.85m x 2.29m)

Useful storage shed to front of property housing gas and electric meters. Has potential to be converted to a useable porch/study/WC (subject to relevant planning permissions). Timber framed window and aluminium door to front. Internal door to entrance hall.

### Landing

7'6" x 4'7" (2.29m x 1.40m)

Stairs to ground floor. Loft hatch (with lighting). Internal doors to bedrooms, bathroom and airing cupboard (housing gas boiler which has been recently serviced).

### Bedroom One

14'10" x 9'1" (4.52m x 2.77m)

Aluminium window to front, two radiators to wall. Storage cupboard over stairs. Internal door to landing.





### Bedroom Two

10'4" x 9'0" (3.15m x 2.74m)

Aluminium window to rear, radiator to wall. Fitted storage/wardrobes. Internal door to landing.

### Bathroom

7'6" x 5'11" (2.29m x 1.80m)

Aluminium window to rear aspect, radiator to wall. White WC and pedestal sink to wall. Double shower cubicle with thermostatic shower.

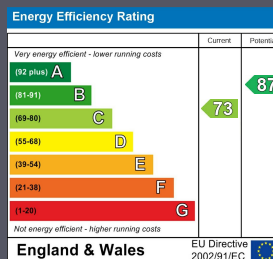
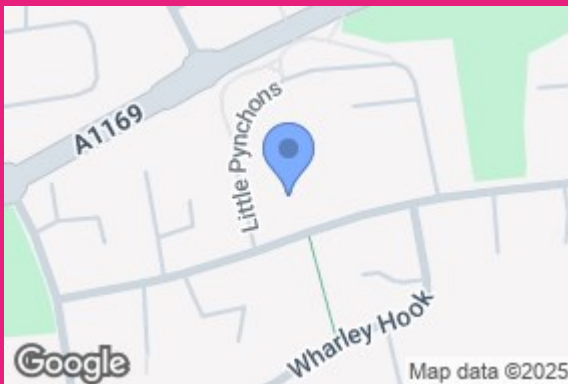
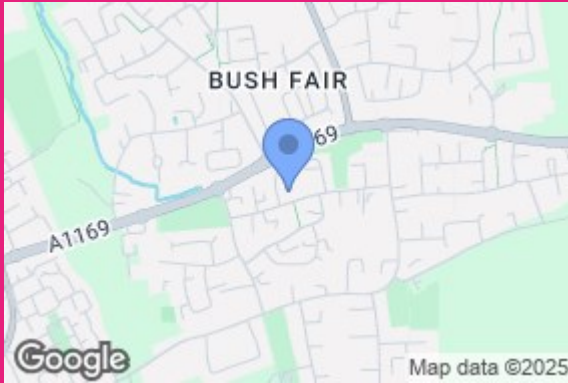
### Garden

East-facing rear garden with patio and shingle with stairs leading to lawn. Various shrubs and plants. Timber shed to rear. Exterior tap and lighting.

### Local Area

Little Pynchons is a popular area within the town and is located within walking distance to both primary and secondary schooling as well as Bush Fair shopping centre which provides all local amenities.





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