



Great Brays | Harlow | CM18 6DL

Asking Price £300,000



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A THREE BEDROOM END TERRACE in need of modernisation. The ground floor comprises of a spacious lounge diner, kitchen, useful store room and greenhouse to the rear. Upstairs boasts three good sized bedrooms and a wet room with separate WC. The rear garden is mostly laid to lawn with a variety of shrubs and plants. The property is vacant and being sold with no onward chain. Viewings advised.

- Three Bedrooms
- In Need of Modernisation
- Council Tax Band: C
- End Terrace
- No Onward Chain
- EPC Rating: E

Front

Front garden laid to lawn with sloped pathway to front door and storage cupboard.

Entrance Hall

Stairs to first floor. UPVC door to front. Internal doors to lounge and store room, doorway to kitchen.

Lounge Diner

17'03 x 12'03 (5.26m x 3.73m)

UPVC double glazed window to rear, single glazed window to rear. Fireplace (untested). Internal door to entrance hall.

Kitchen

9'01 x 10'02 max (2.77m x 3.10m max)

UPVC double glazed window to front, built-in larder cupboard, wall and base units with laminate worktops and sink. Doorway to entrance hall.





Store Room

14'04 x 3'06 (4.37m x 1.07m)

UPVC door into greenhouse, internal doors to storage cupboard and entrance hall (storage cupboard currently has a Sanifo toilet installed but is out of order and needs removal or replacing). Gas boiler to wall (beyond economical repair/not working, will need replacing at purchasers expense).

Greenhouse

12' x 6' (3.66m x 1.83m)

Glazed greenhouse to rear of property.

Landing

Loft hatch. Stairs to ground floor. Internal doors bedrooms, wet room and WC.

Bedroom One

10'11 x 11'11 (3.33m x 3.63m)

UPVC double glazed window to rear, radiator to wall. Fitted wardrobes. Internal door to landing.

Bedroom Two

6'07 x 8'10 (2.01m x 2.69m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to landing.

Bedroom Three

9' x 6'09 (2.74m x 2.06m)

UPVC double glazed window to front aspect, radiator to wall. Internal door to landing.

Wet Room

UPVC double glazed window to front aspect. Wet room flooring with electric shower to wall (untested) and sink to wall. Built-in airing cupboard with hot water cylinder (untested). Internal door to landing.

WC

White WC, radiator to wall. Internal door to landing.

Garden

Private rear garden mostly laid to lawn with a variety of shrubs and plants.

Agents Notes

Please note that the gas boiler from the heating system is beyond economical repair and will need replacing at the buyers cost.



Ground Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.5 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (82 plus)</p> <p>B (61-81)</p> <p>C (49-60)</p> <p>D (35-48)</p> <p>E (29-34)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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