



Ram Gorse | Harlow | CM20 1PX

Asking Price £325,000



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A REDECORATED THREE BEDROOM MID TERRACE HOUSE. The ground floor comprises of entrance hall, large lounge diner with double doors leading to conservatory and a fitted kitchen with brand-new combination boiler. Upstairs benefits from two double bedrooms, a single bedroom and a brand-new bathroom suite. The private rear garden offers the perfect balance between lawn and patio. Ram Gorse is in a prime location situated close to Harlow Town Centre, Princess Alexandra Hospital and Harlow Town Train Station. The property is vacant and being sold with no onward chain.

- Three Bedrooms
- Recently Redecorated
- Council Tax Band: C
- Mid Terraced House
- Close To Train Station
- EPC Rating: D

Front

Laid to lawn with concrete pathway leading to front door. Two UPVC double glazed doors leading to entrance hall and kitchen.

Entrance Hall

UPVC double glazed window and door to front. Internal door to lounge. Stairway to first floor. Radiator to wall.





Lounge Diner

19'06" x 10'08" (max) (5.94m x 3.25m (max))

UPVC double glazed window to front. UPVC double glazed French doors to conservatory. Internal doors to entrance hall and kitchen. Radiator to wall.

Kitchen

17'04" x 10'03" (5.28m x 3.12m)

UPVC double glazed doors and windows to front and rear. Fitted kitchen comprising of laminate worktops, stainless steel sink and drainer, brand-new electric cooker, brand-new combination boiler, plumbing for washing machine. Radiator to wall. Two built-in storage cupboards and meter cupboard. Internal door to lounge.

Conservatory

9'06" x 9'02" (2.90m x 2.79m)

UPVC double glazed quarter brick conservatory with French doors leading into garden and double doors into lounge.

Landing

Internal doors to bedrooms, bathroom and storage cupboard. Stairs to ground floor.

Bedroom One

12'05" x 10'08" (3.78m x 3.25m)

Two UPVC double glazed windows to front aspect. Two built-in storage cupboards. Radiator to wall. Internal door to landing.

Bedroom Two

13'03" x 7'02" (4.04m x 2.18m)

UPVC double glazed window to front aspect. Two built-in storage cupboards. Radiator to wall. Internal door to landing.

Bedroom Three

8'06" x 8'03" (2.59m x 2.51m)

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





Bathroom

Brand-new bathroom suite consisting of panelled walls, white three piece suite with shower over bath. Chrome heated towel rail to wall. UPVC double glazed obscured window to rear aspect. Internal door to landing.

Garden

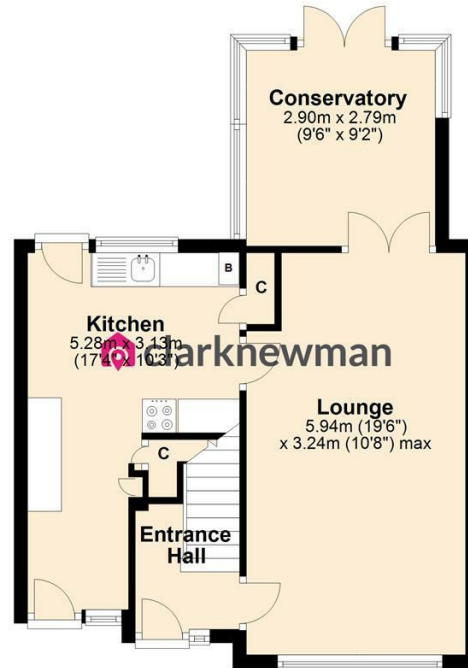
Large new patio area. Mostly laid to lawn. Chain-link fence separating neighbouring gardens.





Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.3 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		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			
England & Wales		80	63
EU Directive 2002/91/EC			

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