



Berecroft | Harlow | CM18 7SQ

Asking Price £245,000



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A WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE within walking distance to Harlow Common. The ground floor offers an entrance hall, modern fitted kitchen with separate dining area and large lounge. Upstairs boasts two good sized double bedrooms, a single bedroom and a family bathroom suite. The garden benefits from patio and timber decking. Other features include gas heating via radiators and brand UPVC double glazed windows throughout. Berecroft is located close to local amenities and schooling. NON-STANDARD CONTRUCTION, IF MORTGAGING CHECK LENDERS CRITERIA BEFORE VIEWING.

- Three Bedrooms
- Well Presented
- Council Tax Band: C
- Mid Terrace House
- Close to Harlow Common
- EPC Rating: C

Front

Patio front with storage shed to side. UPVC double glazed front door to entrance hall.

Entrance Hall

Built-in storage cupboards housing boiler and utility meters. Radiator to wall. Internal glazed door to kitchen. Stairs to first floor.





Kitchen

UPVC double glazed window to front. Internal glazed doors to entrance hall and lounge. Open archway to dining room. Wood effect kitchen with a range of wall and base units and laminate worktops. Integral double oven and gas hob with cooker hood above. Space for washing machine, dishwasher and fridge freezer.

Dining Room

Radiator to wall. Open archway to kitchen.

Lounge

Two large UPVC double glazed windows and UPVC double glazed French doors leading into garden. Internal glazed door to kitchen. Radiator to wall. Electric fireplace and surround.

Landing

Stairs to ground floor. Loft hatch. Two built-in storage cupboards. Internal doors to bedrooms and bathroom.

Bedroom One

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

Bedroom Two

UPVC double glazed window to front aspect. Radiator to wall. Built-in double wardrobe. Internal door to landing.

Bedroom Three

UPVC double glazed window to rear aspect. Radiator to wall. Built-in wardrobe/cupboard. Internal door to landing.

Bathroom

UPVC double glazed window to front. White three piece suite with shower over bath. Radiator to wall. Internal door to landing.

Garden

South-East facing garden with patio and decking, raised flower beds and timber shed.

Non-Standard Construction

What is non-standard construction?

A non-standard construction house is any house that is not built of brick or stone with a slate or tiled roof. In total, there are around one and a half million non-standard construction homes in the UK.

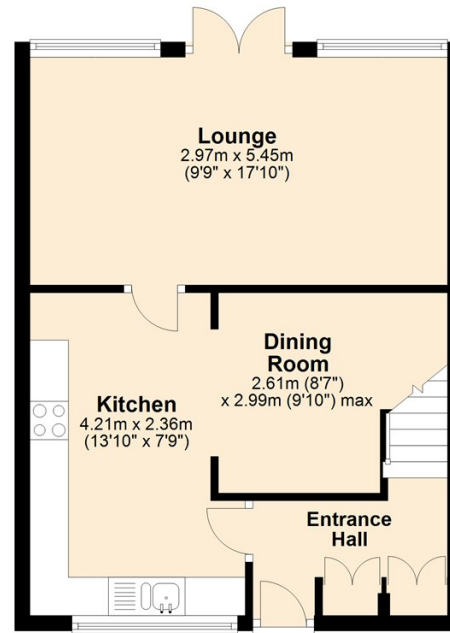
Is it possible to get a mortgage on a non-standard construction property?

In a word: yes! Specialist lenders are available who accommodate non-standard construction mortgages. By categorising construction types as 'standard' and 'non-standard', lenders can mitigate risk. If you are looking to purchase with a mortgage then we would strongly advise you speak to your (or our) mortgage advisor first to ensure that you fit the lenders requirements.



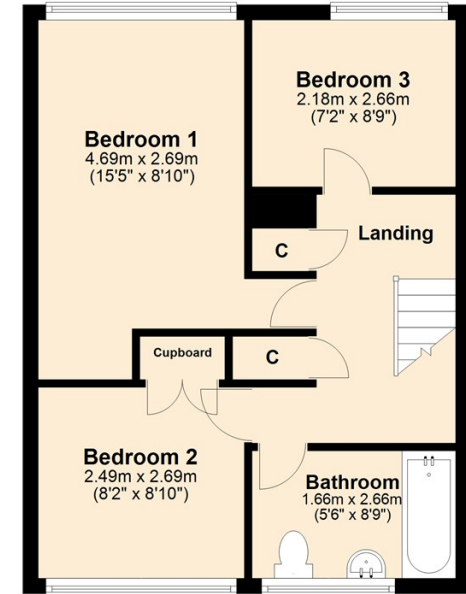
Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



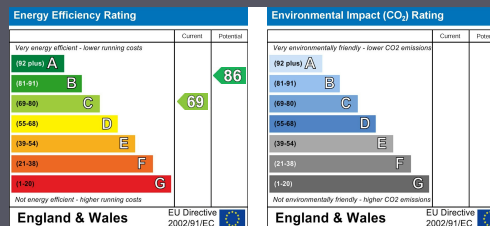
First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 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.



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