



Abbotsweld | | Harlow | CM18 6TQ

Asking Price £315,000

 clarknewman

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A TWO DOUBLE BEDROOM TERRACE HOUSE with South-West facing garden. The ground floor comprises of a lounge diner and modern fitted kitchen with integrated fridge/freezer, oven, hob, washing machine and dishwasher. The first floor features two double bedrooms, one featuring a Juliet balcony and a white bathroom suite. Other features include gas heating via radiators and UPVC double glazed windows. This property is available chain-free, viewings advised.

- Two Double Bedrooms
- Modern Fitted Kitchen
- Council Tax Band: C
- Mid Terraced House
- Chain Free
- EPC Rating: D

Front

Laid to lawn with concrete path leading to UPVC double glazed door.

Porch

8'4" x 3'9" (2.54 x 1.14)

UPVC double glazed porch with UPVC doors leading to front, entrance hall and kitchen. Store cupboard housing gas and electric meter and distribution board.





Entrance Hall

6'6" x 5'7" (1.98 x 1.7)

Stairs to first floor. UPVC double glazed door to front porch, internal door to lounge. Radiator to wall.

Lounge

21'10" x 9'2" (6.65 x 2.79)

Internal glazed door to entrance hall, door way to kitchen. Two radiators to walls. UPVC double glazed window to front and UPVC double glazed French doors to rear. Internal storage cupboard.

Kitchen

17'9" x 5'2" (5.41 x 1.57)

UPVC double glazed window and door to garden, UPVC double glazed door to entrance porch. Modern fitted kitchen with a range of wall and base units. Laminate worktops with breakfast bar. Electric hob with cooker hood above. Black 1.5 sink and drainer with chrome mixer tap. Built-in larder cupboard. Integral double oven, fridge freezer, and dishwasher. Plumbing for washing machine. Radiator to wall.



Landing

Stairs to ground floor. Internal doors to bedrooms and bathroom. Loft hatch.

Bedroom One

17'10" x 9'5" (5.44 x 2.87)

UPVC double glazed window to front. Radiator to wall. UPVC double glazed French doors to rear with Juliette balcony looking over garden. Internal cupboard housing gas boiler. Fitted wardrobes. Internal door to landing.

Bedroom Two

11'10" x 6'7" (3.61 x 2.01)

UPVC double glazed window to front. Built-in sliding wardrobes. Radiator to wall. Internal door to landing.



Bathroom

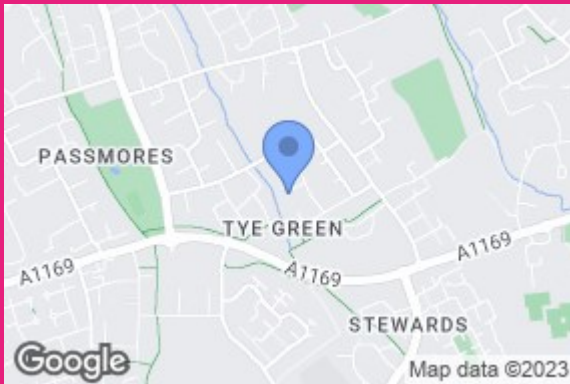
5'8" x 5'7" (1.73 x 1.7)

UPVC double glazed window to rear. Tiled bathroom suite consisting of white bath (with shower attachment, white pedestal sink and white WC. Chrome heated towel rail to wall. Internal door to landing.

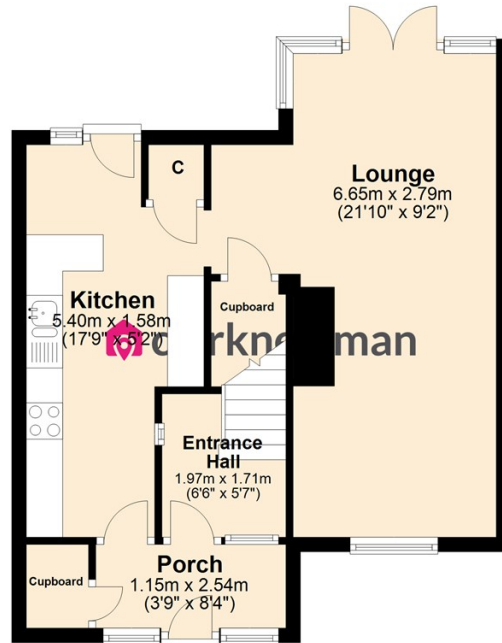
Garden

Large block-paved patio with grass lawn. Established flower bed on right-hand side. Timber shed.

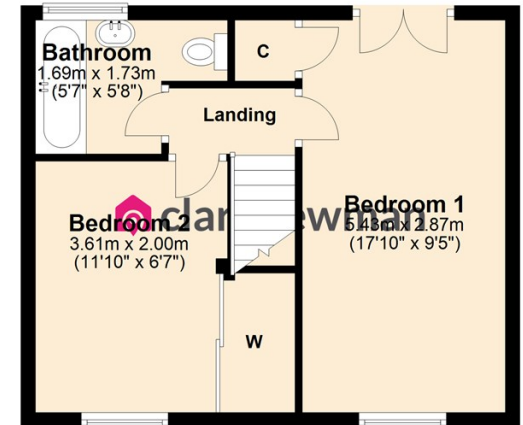




Ground Floor
Approx. 42.8 sq. metres (460.8 sq. feet)



First Floor
Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 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		EU Directive 2002/91/EC	

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