



Hull Grove | Harlow | CM19 5RP

Asking Price £320,000

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SOLD PRIOR TO MARKETING - SIMILAR PROPERTIES NEEDED: AN EXTENDED TWO DOUBLE BEDROOM MID TERRACE HOUSE offering an abundance of living space throughout. The ground floor comprises of a spacious entrance hall, a modern fitted kitchen with open plan living to the dining area and a further reception room. Further benefits include a large lounge with direct access onto the rear Garden and a ground floor bathroom. The first floor offers two large double bedrooms, a family bathroom suite and a separate WC. The private rear garden is a generous size despite the extensions and allows for ample entertaining space.

- Two Double Bedrooms
- Mid Terrace House
- Large Ground Floor Extension
- No Onward Chain
- Council Tax Band: C
- EPC Rating: TBC

Front

Entrance Hall

3'1" x 4'5" (0.94m x 1.35m)

Lounge

10'4" x 17'1" (3.15m x 5.21m)

Kitchen/Diner

10'5" x 19'4" (3.18m x 5.89m)

Second Reception Room

10'1" x 7'9" (3.07m x 2.36m)



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Ground Floor Bathroom

6'10" x 4'5" (2.08m x 1.35m)

Landing

8'4" x 2'10" (2.54m x 0.86m)

Bedroom One

10'4" x 13'6" (3.15m x 4.11m)

Bedroom Two

8'7" x 13'5" (2.62m x 4.09m)

Bathroom

5'8" x 5'8" (1.73m x 1.73m)

WC

5'3" x 2'8" (1.60m x 0.81m)

Garden

Local Area

Set on the outskirts of Harlow and a very popular area! Within Summers there is a local convenience store, pub and takeaway. Harlow Town Centre is located 2.5 miles away (approx. 10 min drive) with frequent bus routes. There is also a local nursery and primary school close by.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service.





These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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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