



Abbotsweld | Harlow | Essex | CM18 6TN

Asking Price £300,000



Abbotsweld | Harlow

Essex | CM18 6TN

Asking Price £300,000

A THREE BEDROOM MID-TERRACE HOUSE in need of refurbishment. The ground floor opens with an entrance porch leading through to the hallway, with the added benefit of a useful storage room. Also to the ground floor are a spacious kitchen and generous living room. Upstairs offers two double bedrooms alongside a well-proportioned third bedroom, with separate bathroom and WC. Outside, the rear garden is mainly laid to lawn with a patio area and timber shed to the rear. Online virtual tour available.

- Three Bedrooms
- In Need of Refurbishment
- Council Tax Band: C
- Mid Terrace House
- No Onward Chain
- EPC Rating: D

Front

Paved front with large bush/tree in front garden. Timber glazed door to porch.

Porch

8'6" x 3'9" (2.59m x 1.14m)

Timber glazed windows and door to front. Built-in storage cupboard with stable door. Timber glazed doors to hallway and store room.





Hallway

5'11" x 9'6" (1.80m x 2.90m)

Stairs to first floor. Radiator to wall. Timber glazed doors to porch and living room. Doorways to kitchen and storage room.

Living Room

9'4" x 20'10" (2.84m x 6.35m)

Aluminium glazed windows to front and rear aspects. Radiator to wall. Brick built fire surround and shelving. Timber glazed doors to kitchen and entrance hall.

Kitchen

11'4" x 10'10" (3.45m x 3.30m)

Part tiled kitchen with a range of wall and base units. Gas boiler and radiator to wall. Aluminum glazed window and door to garden. Timber glazed door to living room, doorway to kitchen.

Store Room

5'0" x 9'5" (1.52m x 2.87m)

Gas and electric meters to wall. Built-in storage cupboard. Internal glazed door to porch, doorway to hallway.

Landing

8'9" x 2'8" (2.67m x 0.81m)

Stairs to ground floor. Storage cupboard over stairs. Internal doors to bedrooms, bathroom, WC and airing cupboard.

Bedroom One

9'5" x 14'3" (2.87m x 4.34m)

Aluminum glazed window to front. Radiator to wall. Internal door to landing.

Bedroom Two

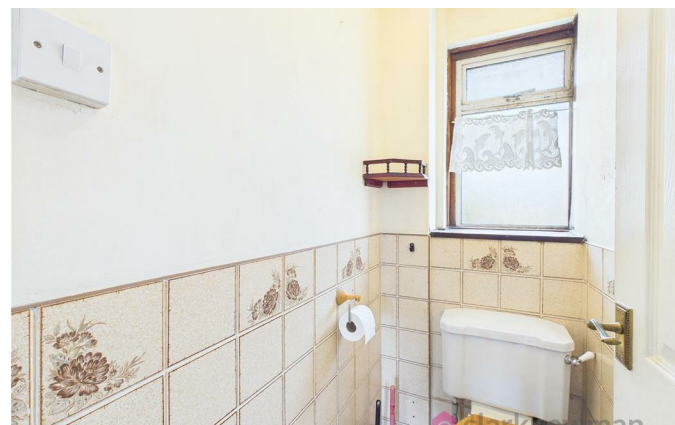
8'2" x 11'11" (2.49m x 3.63m)

Aluminum glazed window to front. Radiator to wall. Two built-in cupboards/wardrobes. Internal door to landing.

Bedroom Three

12'4" x 6'3" (3.76m x 1.91m)

Aluminum glazed window to rear. Radiator to wall. Internal door to landing.



Bathroom

5'3" x 5'7" (1.60m x 1.70m)

Tiled bathroom suite with bath and vanity sink. Aluminum glazed window to rear aspect. Radiator to wall. Internal door to landing.

WC

2'9" x 4'9" (0.84m x 1.45m)

Part tiled walls. White WC. Aluminum glazed window to rear aspect. Internal door to landing.

Garden

Rear garden comprising of a combination of grass and patio. Timber shed to rear. Planted borders to sides. Exterior lighting and tap.

Local Area

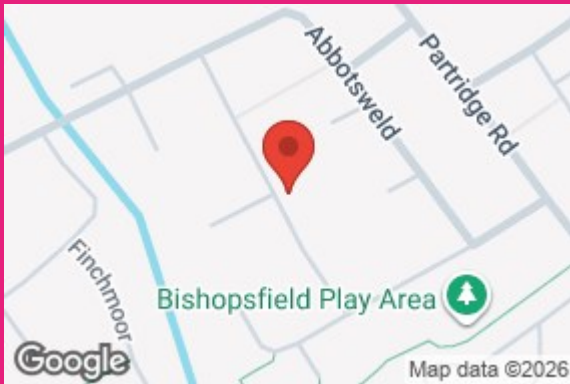
Abbotswold is a pleasant residential turning located within Harlow, offering a convenient position close to local shops, schools and everyday amenities. The town centre is within easy reach, providing a variety of retail and leisure facilities at The Harvey Centre and Water Gardens Shopping Centre.

The area is also well placed for outdoor space, while commuters benefit from straightforward access to Harlow Town railway station, offering regular services into London and Cambridge. Overall, the location provides a great balance of convenience, green space and connectivity.

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.





Floor 0

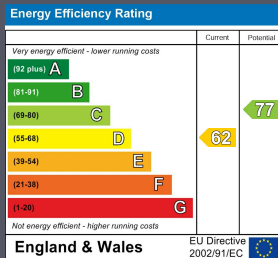
Floor 1

Approximate total area⁽¹⁾
 854 ft²
 79.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Equity House
 4-6 Market Street
 Harlow
 Essex
 CM17 0AH
 01279 400444
 hello@clarknewman.co.uk
 www.clarknewman.co.uk