



Tithelands | Harlow | CM19 5NF

£1,650 Per Calendar Month



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A FOUR BEDROOM END OF TERRACE with parking to front. The ground floor comprises of a spacious entrance hall, living room and WC to front with the kitchen diner to rear. Upstairs benefits from two double bedrooms, two single bedrooms and a family bathroom suite. The rear garden is West-facing and mostly laid to lawn. The property is let as seen and offered under market value to allow tenants to redecorate at their own expense. This property is available unfurnished early June. This is a non-smoking property.

- Four Bedrooms
- End of Terrace House
- Outskirts of Harlow
- Available Early June
- Council Tax Band: C
- EPC Rating: TBC

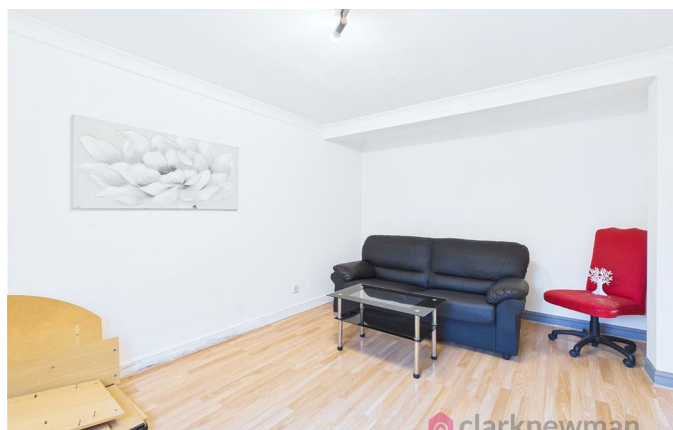
#### Front

Concrete driveway with garage to front (no door to garage). Internal shed next to front door. White UPVC door to entrance hall.

#### Entrance Hall

14'7" x 2'11" (4.45m x 0.89m)

UPVC double glazed door to front. Stairs to first floor. Internal doors to WC, living room, kitchen and pantry.





### Living Room

14'5" x 11'4" (4.39m x 3.45m)

UPVC double glazed window to front. Radiator to wall. Internal door to entrance hall. (Works to be carried out before re-let: installation of curtain pole).

### Kitchen Diner

8'4" x 21'1" (2.54m x 6.43m)

UPVC double glazed window and double doors to garden. Radiator to wall. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Gas boiler to wall. Plumbing for washing machine, freestanding cooker. Internal door to entrance hall. (Works to be carried out before re-let: Replace flooring, replace cooker, install trim and seal kitchen sink).

### WC

5'2" x 5'7" (1.57m x 1.70m)

UPVC double glazed window to front. White WC and sink. Radiator to wall. Internal door to entrance hall. (Works to be carried out before re-let: Repair/replace the cracked tiles on shelf, reseal sink)



### Landing

8'6" x 2'8" (2.59m x 0.81m)

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

### Bedroom One

9'5" x 11'7" (2.87m x 3.53m)

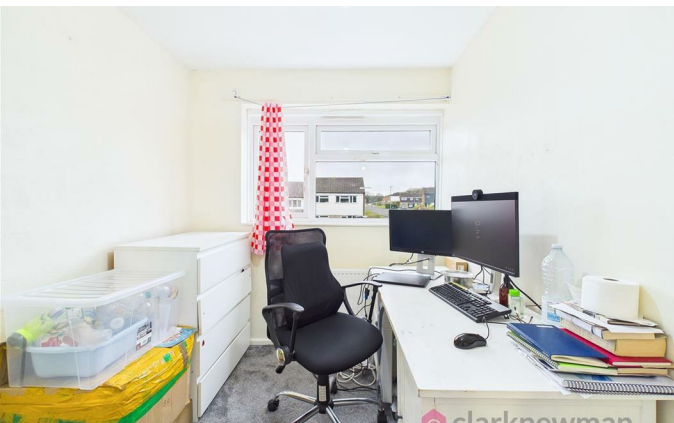
UPVC double glazed window, radiator to wall. Internal door to landing. (Works to be carried out before re-let: installation of curtain pole).

### Bedroom Two

13'7" x 8'3" (4.14m x 2.51m)

UPVC double glazed window, radiator to wall. Internal door to landing. (Works to be carried out before re-let: installation of curtain pole).





### Bedroom Three

11'4" x 5'6" (3.45m x 1.68m)

UPVC double glazed window, radiator to wall. Internal door to landing. (Works to be carried out before re-let: installation of curtain pole).

### Bedroom Four

8'8" x 7'1" (2.64m x 2.16m)

UPVC double glazed window, radiator to wall. Built-in storage cupboard. Internal door to landing. (Works to be carried out before re-let: installation of curtain pole).

### Bathroom

5'6" x 9'7" (1.68m x 2.92m)

UPVC double glazed window, white radiator to wall. Tiled bathroom suite comprising of white bath with shower above. White WC and sink to wall. Airing cupboard. Internal door to landing. (Works to be carried out before re-let: removal of mirror, removal of soap dish holder in corner of bath).

### Garden

Mostly laid to lawn with patio. Rear gate for access.

### Garage / Carport

16'3" x 8'2" (4.95m x 2.49m)

Lighting. No door to front.

### Local Area

Tithelands is located in the popular Katherines development on the outskirts of Harlow, close to Roydon and Nazeing. Within Katherines there is a local convenience store, schooling and takeaway. Harlow Town Centre is located 2.5 miles away (approx. 10 min drive).

### Agents Note

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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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