



Bynghams, Harlow, CM19 5NR  
£315,000

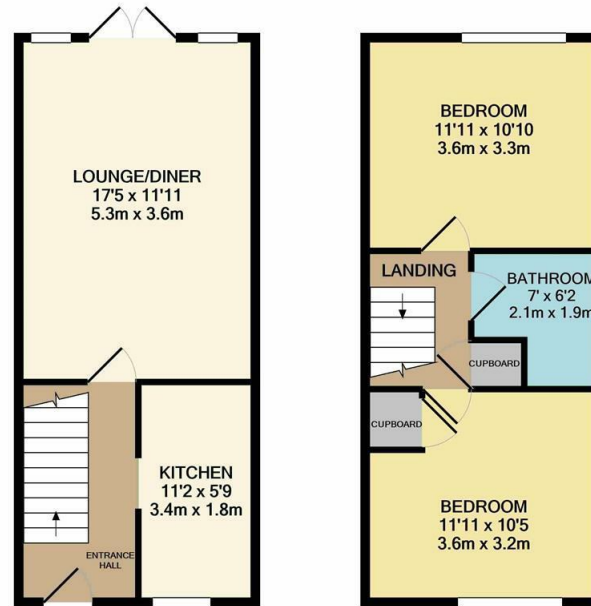
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# Bynghams, Harlow, CM19 5NR

**INVESTORS ONLY** - An immaculate two double bedroom terraced house with garage en-bloc, located in a quiet cul-de-sac and offered with no onward chain. The property has been very well maintained throughout and comprises an entrance hall leading to a modern kitchen with a range of fitted wall & base units, a large lounge/diner, landing, two double bedrooms and a family bathroom with a modern white three piece-suite. Outside the rear garden backs onto allotments and is laid to artificial lawn with a patio area and rear access. Bynghams is a private development located on the outskirts of Harlow with local shops and schools within walking distance.

The current tenants rent is £1262.84 per month.



GROUND FLOOR  
 APPROX. FLOOR AREA 344 SQ.FT. (32.0 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR AREA 344 SQ.FT. (32.0 SQ.M.)

REYLANDJOHNSON/BH  
 TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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