

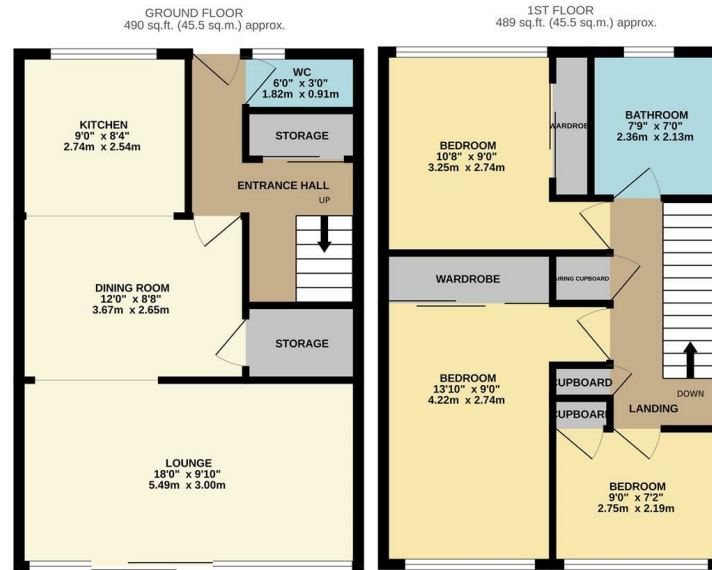


Berecroft, Harlow, CM18 7SQ
£250,000

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This immaculately presented three bedroom end terrace home is located in the popular turning of Berecroft and includes a south facing garden. On the ground floor there is an entrance hallway leading to a dining room, which opens onto the modern kitchen with a range of fitted wall and base units, large lounge and a cloakroom/WC. On the first floor there are three bedrooms, all with fitted wardrobes and a family bathroom with a three piece suite, whilst outside the rear garden is a mix of patio and artificial lawn with side access leading out to the residents parking. The property is found in a cul-de-sac of Berecroft just off Rye Hill Road, within walking distance of local shops, schools and open fields.



BC/REYLAND/JOHNSON
 TOTAL FLOOR AREA - 979 sq.ft. (90.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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