

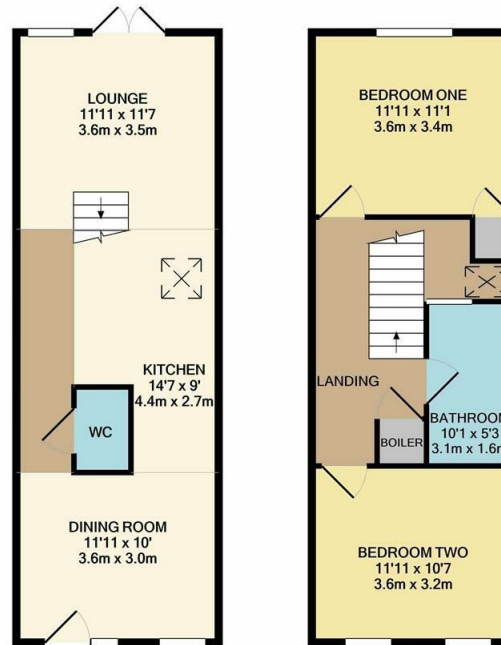


Brickcroft Hoppit, Newhall, CM17 9FJ
£1,600 Per Calendar Month

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Brickcroft Hoppit, Newhall, CM17 9FJ

AVAILABLE END OF JULY 2024 on an unfurnished basis is this two double bedroom house with a driveway, found in the desirable Newhall development. The property includes an open plan layout on the ground floor, incorporating a lounge, dining room, modern fitted kitchen with a range of wall and base units with some integrated appliances and a cloakroom/WC. On the first floor are two double bedrooms and a family bathroom with a white three piece suite. The southerly facing rear garden is enclosed with a patio area. Brickcroft Hoppit is located within walking distance of local schools, shops and open fields.



GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

BH/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 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			89
(81-91) B		77	
(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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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