

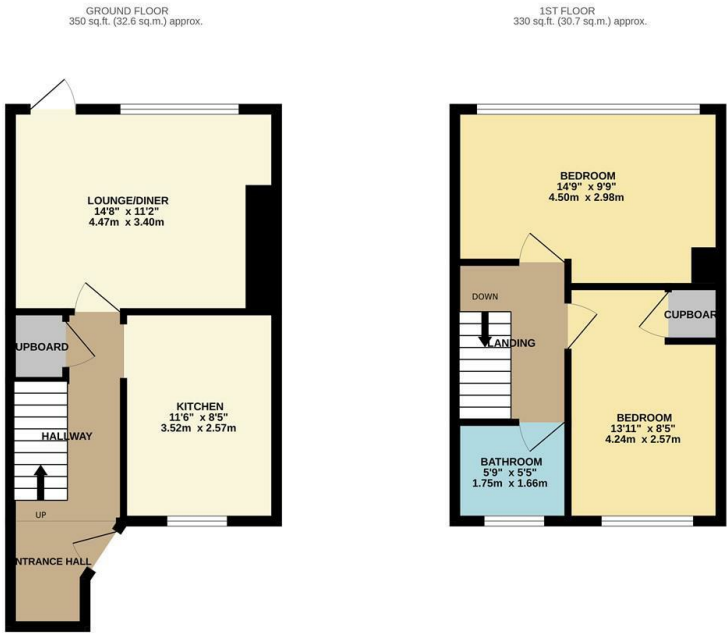


Spencers Croft, cm18 6jr, Harlow, CM18 6JR
£325,000

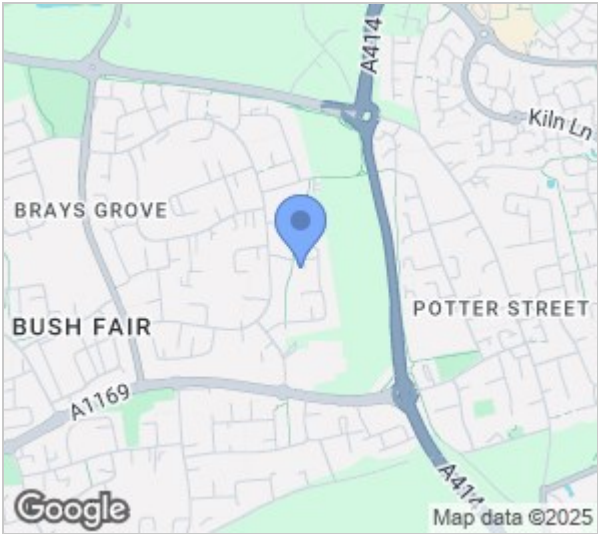


Spencers Croft, cm18 6jr, Harlow, CM18 6JR

A two bedroom terraced house with a driveway. The property is found in a cul-de-sac and comprises an entrance hall leading to a lounge/diner, kitchen with a modern range of fitted wall & base level units and some integrated appliances, landing, two double bedrooms and a bathroom with a white three piece-suite. Outside the rear garden is west facing and is mostly laid to lawn with a patio area, garden shed and rear access. Spencers Croft is located close to Bush Fair which offers a range of local shops and schools nearby including the popular Passmores Academy secondary school.



REYLANDJOHNSON/SC
TOTAL FLOOR AREA: 681 sq.ft. (63.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 32054



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.