

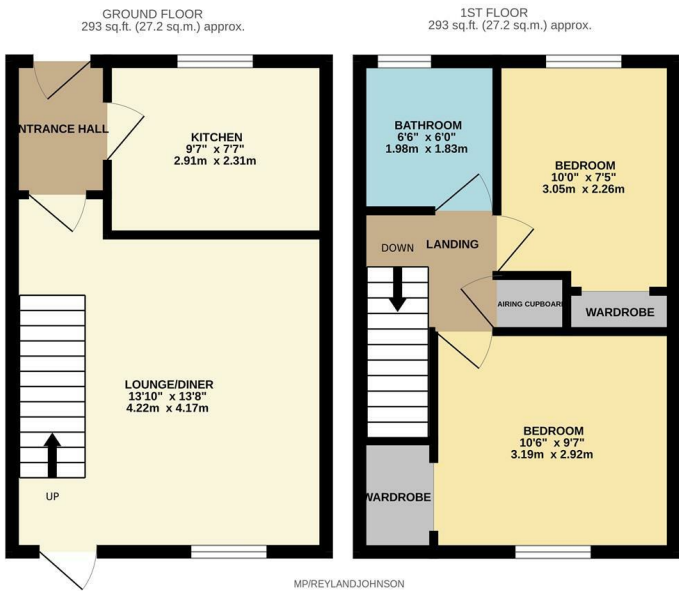


Marigold Place, Old Harlow, CM17 0BW
Guide Price £315,000

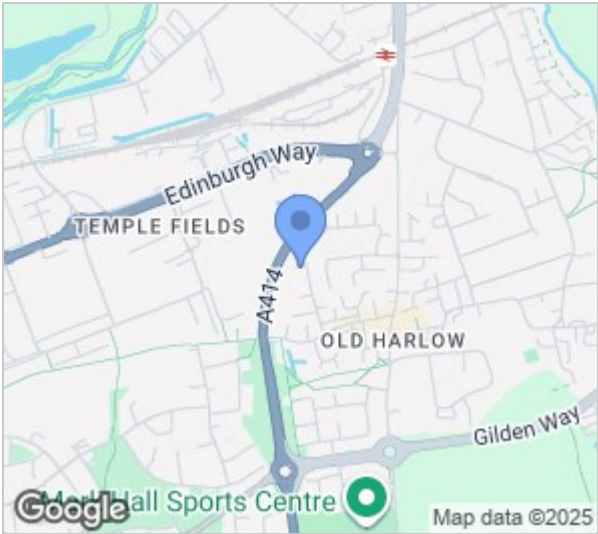
Marigold Place, Old Harlow, CM17 0BW

****Guide Price £315,000 to £325,000****

Located in the heart of Old Harlow, within walking distance of the High Street and Harlow Mill Station is this well presented two bedroom end terrace family home with two allocated parking spaces. As you enter there is a hallway leading to a modern kitchen with a range of fitted wall and base units and a bright lounge/diner, whilst upstairs there are two bedrooms with fitted wardrobes and a family bathroom with a white three piece suite. The rear garden is in two parts, the first is laid to artificial lawn with a patio area, and to the side part of the garden is a gravel area, with shed and side access to the front and the two parking spaces. Marigold Place is located at the end of Broadway Avenue, with excellent schools, shops, pubs and open fields within walking distance, plus the M11 close by.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		32
(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

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.