



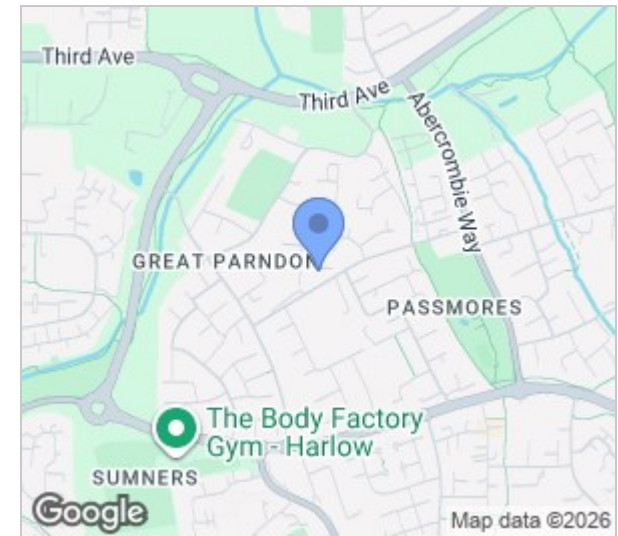
Jerounds, Harlow, CM19 4HH
Guide Price £315,000

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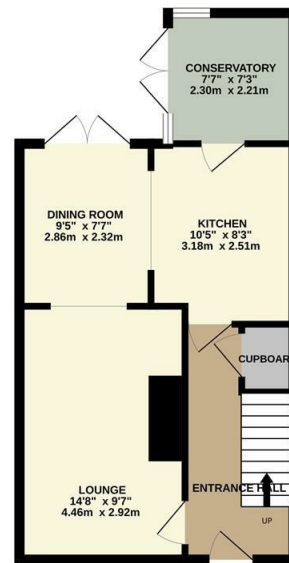
Guide Price £315,000 to £325,000

Offered with NO CHAIN is this three bedroom, terraced family home which has been newly decorated throughout. The property includes an entrance hallway leading to a lounge and dining area which opens onto the kitchen with a range of fitted wall and base units, plus a conservatory, whilst upstairs there are three bedrooms with fitted wardrobes to the master and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a patio area, garden shed and rear access. Jerounds is a popular area located close to Staple Tye, which offers a range of local shops, schools and open fields nearby.



GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



REYLANDJOHNSON/JE

TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 | | 87 |
| (69-80) | C | | 71 |
| (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 | |

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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