



Davenport, CM17 9TJ
Harlow





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS THREE BEDROOM END OF TERRACE HOUSE, IN DAVENPORT, CHURCH LANGLEY, READY FOR SOMEONE TO PUT THEIR OWN STAMP ON ****

Nestled in the desirable area of Davenport, Harlow, this charming three-bedroom end of terrace house presents an excellent opportunity for those looking to create their dream home. While the property is in need of modernisation throughout, it offers a solid foundation for transformation.

Upon entering, you will find a welcoming ground floor that features a convenient downstairs W.C., a spacious lounge/diner perfect for family gatherings, and a fitted kitchen that awaits your personal touch. The first floor comprises three well-proportioned bedrooms, providing ample space for family living, alongside a family bathroom.

Externally, the property boasts a delightful rear garden with side access, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, there are two allocated parking spaces, ensuring convenience for you and your guests.

This home is situated within the catchment area of sought-after schools, making it an excellent choice for families. Local shops and amenities are just a stone's throw away, and with easy access to the A414 and M11, commuting to nearby towns and cities is a breeze.

In summary, this three-bedroom end of terrace house in Davenport offers a fantastic opportunity for those willing to invest in modernisation. With its prime location and potential for personalisation, it is a property not to be missed.

To avoid disappointment please call us today on 01279 410 084 to arrange your viewing.

Offers In The Region Of £375,000



- THREE BEDROOM END OF TERRACE HOUSE
- IN NEED OF MODERNISATION THROUGHOUT
- FIRST FLOOR FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- CLOSE TO LOCAL SHOPS AND AMENITIES

Property Information

Tenure - Freehold

Year Built - 1999

Construction Type - Brick Built

Flood Risk - Rivers and Seas - Very Low - Surface Water - Very Low

Council Tax Band - D

EPC Rating - TBC

Entrance Hallway

Laminate flooring, single radiator, stairs leading to first floor landing

Downstairs Cloakroom 5'33 x 2'59 (1.52m x 0.61m)

Double glazed opaque window to front aspect, vinyl flooring, wall mounted wash basin, low level flush W.C. single radiator

Lounge/Diner 22'59 x 10'83 (6.71m x 3.05m)

Double glazed window to front aspect, double glazed patio doors to rear aspect leading to rear garden, laminate flooring, double radiator, TV aerial point, phone point, power points

Kitchen 8'52 x 6'56 (2.44m x 1.83m)

Double glazed window to rear aspect, vinyl flooring, a range of base and wall units with roll top work surfaces, integrated electric oven and gas hob, integrated extractor fan, space for fridge/freezer, plumbing for washing machine, tiled splash backs, power points

First Floor Landing

Double glazed window to side aspect, carpeted, loft access

Bedroom One 10'86 x 8'30 (3.05m x 2.44m)

Double glazed window to rear aspect, carpeted, double radiator, power points

- OPEN PLAN LOUNGE/DINER
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN WITH SIDE ACCESS
- IDEAL FIRST TIME BUYER PURCHASE
- EASY ACCESS TO A414 & M11

Bedroom Two 11'32 x 6'77 (3.35m x 1.83m)

Double glazed window to front aspect, carpeted, double radiator, power points

Bedroom Three 8'22 x 7'08 (2.44m x 2.34m)

Double glazed window to front aspect, carpeted, double radiator, power points

Family Bathroom 7'78 x 5'53 (2.13m x 1.52m)

Double glazed opaque window to rear aspect, vinyl flooring, panel enclosed bath with shower attachment over bath, wash basin with vanity under unit, low level flush W.C.

External

Two allocated parking spaces to front of the property, rear garden with side access



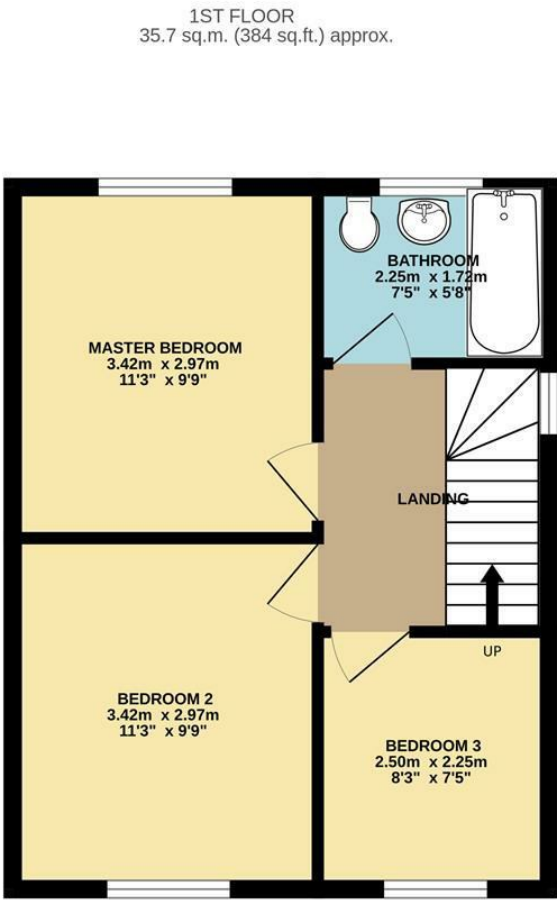
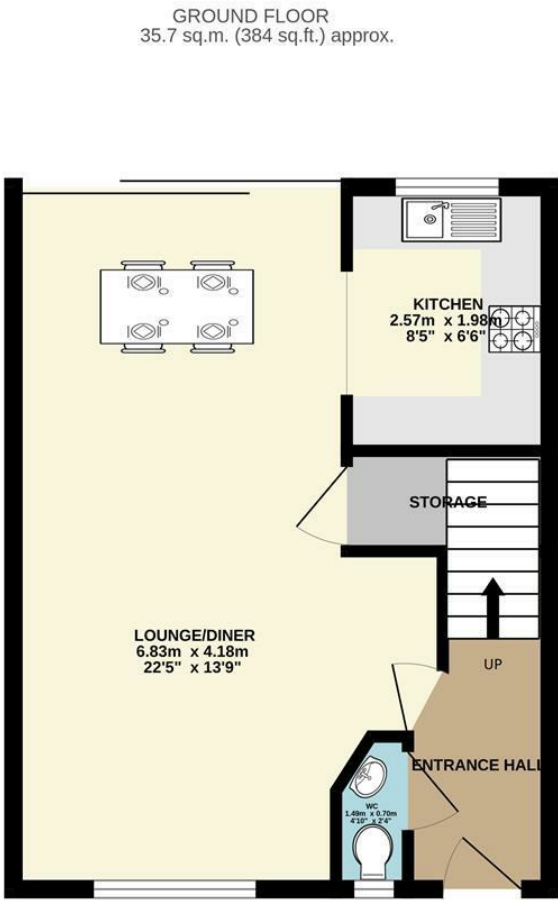




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



TOTAL FLOOR AREA : 71.4 sq.m. (768 sq.ft.) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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