



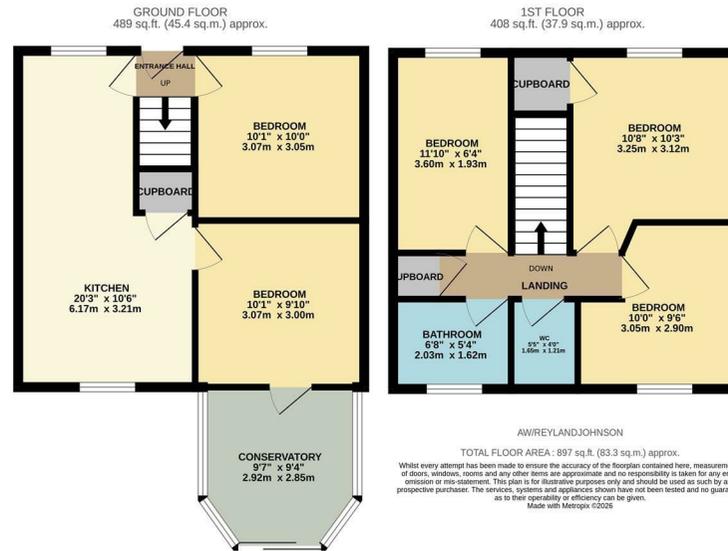
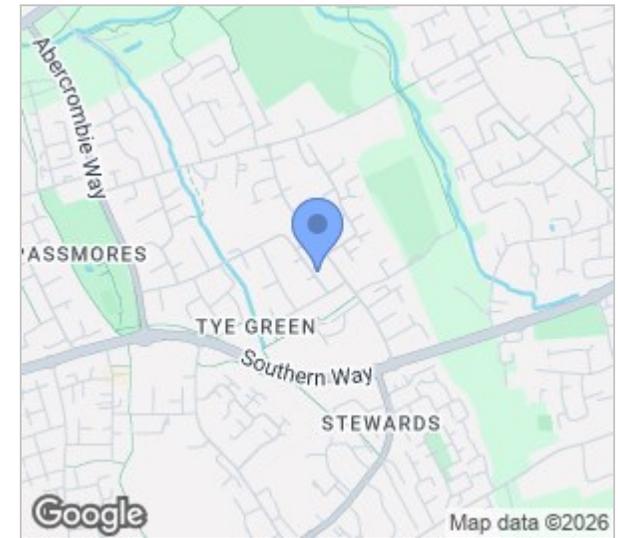
Abbotsweld, Harlow, CM18 6TR
Guide Price £300,000

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Abbotsweld, Harlow, CM18 6TR

****Guide Price £300,000 to £325,000****

Offered with NO CHAIN is this five bedroom HMO with a current annual income of £39,780 (13.26% yield). On the ground floor there is a kitchen with a range of fitted wall and base unit and two bedrooms, one of which also has access to the conservatory, whilst upstairs there are three bedrooms and a modern bathroom, plus a separate WC. Outside, the rear garden is mainly laid to lawn with a patio area and to the front there is a small garden laid to lawn. Abbotsweld is located between Staple Tye and Bush Fair, with local amenities, schools and open fields within walking distance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	65	
(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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