



**Upper Mealines, Harlow CM18 7AJ**

**welcome to**

**Upper Mealines, Harlow**

This well-presented three bedroom end-terraced house is situated in the popular residential area of Upper Mealines, Harlow. Nestled in the Bush Fair neighbourhood, the property benefits from proximity to local schools, shops, open fields, and the nearby Latton Common for countryside walks.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## - Accommodation Overview - Lounge

Window to front aspect, window to rear aspect, laminate floor and radiator.

## Kitchen

Window to rear aspect, door to the garden, fitted wall and base units with work surfaces over, breakfast bar, sink with drainer unit, 5 ring gas hob, electric oven and radiator.

## Bedroom 1

Window to front aspect, storage cupboard, carpet and radiator.

## Bedroom 2

Window to front aspect, built in wardrobes, wood flooring and radiator.

## Bedroom 3

Window to rear aspect, carpet and radiator.

## Bathroom

Bath with mixer tap, pedestal wash basin and fully tiled.

## Separate WC

Window to side aspect and wc.

## - Exterior -

## Rear Garden

Fence enclosing garden laid mainly to lawn with patio area.



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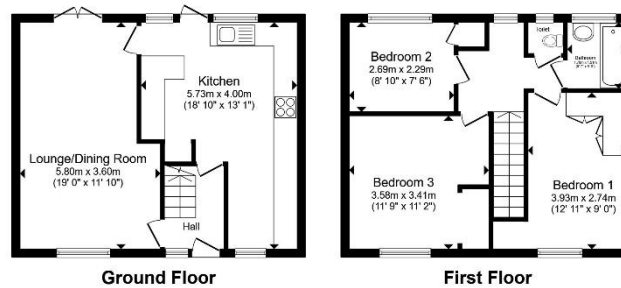


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## Upper Mealines, Harlow

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Lounge/diner

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



guide price

**£285,000**

Total floor area 82.3 m<sup>2</sup> (886 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.propertybox.io

  
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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
HLO105413 - 0003

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