



Finchmoor, CM18 6UB
Harlow





Finchmoor, CM18 6UB

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS WELL PRESENTED TWO/THREE BEDROOM END OF TERRRACE HOUSE FOR SALE, IN THE SOUGHT AFTER CUL-DE-SAC LOACTION OF FINCHMOOR, HARLOW ****

Welcome to this charming two/three-bedroom end of terrace house located in the desirable area of Finchmoor, Harlow. This property boasts a lovely loft room, perfect for use as an additional bedroom, office, or playroom - the choice is yours! Situated in a convenient location, this house offers parking to the side, ensuring you never have to worry about finding a spot after a long day. The good-sized rear garden provides a tranquil space for outdoor relaxation, gardening, or entertaining friends and family.

With one bathroom, this property is ideal for a small family, couple, or individuals looking for a comfortable living space. The local shops and amenities nearby make daily errands a breeze, adding to the convenience of this lovely home.

Don't miss out on the opportunity to make this end of terrace house your own and enjoy all the benefits it has to offer. Contact us today on 01279 433 033 to arrange a viewing and take the first step towards owning your dream home in Finchmoor, Harlow.

By Auction £325,000



- **TWO/THREE BEDROOM END OF TERRACE HOUSE**

- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **REAR AND SIDE ACCESS**
- **LOFT ROOM**
- **EASY ACCESS TO A414 & M11**

Entrance Hallway 8'87 x 6'36 (2.44m x 1.83m)

Double glazed opaque bay window to front aspect, stairs leading to first floor landing, wooden flooring, double radiator

Lounge 19'16 x 12'02 (5.79m x 3.71m)

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

Kitchen 11'29 x 7'84 (3.35m x 2.13m)

Double glazed window to rear aspect, double glazed door to rear aspect leading to rear garden, tiled flooring, a range of base and wall units with stone work surfaces, tiled splash backs, sink with single drainer unit, power points

First floor landing 6'91 x 6'39 (1.83m x 1.83m)

Double radiator, wooden flooring, storage cupboard

Shower Room 5'80 x 4'86 (1.52m x 1.22m)

Double glazed opaque window to rear aspect, shower cubicle with electric shower, heated towel rail, tiled flooring, tiled walls, pedestal style wash basin with mixer tap

First Floor W.C. 5'80 x 2'43 (1.52m x 0.61m)

Double glazed opaque window to rear aspect, tiled flooring, tiled walls, low level W.C.

Master Bedroom 10'89 x 10'39 (3.05m x 3.05m)

Double glazed window to rear aspect, wooden flooring, double radiator, power points, TV aerial point

Bedroom Two 15'61 x 9'61 (4.57m x 2.74m)

Double glazed window to front aspect, wooden flooring, double radiator, power points

- **BEING SOLD VIA SECURE SALE, AUCTION STARTING BID £325,000**

- **GOOD SIZED REAR GARDEN**
- **POTENTIAL FOR PARKING TO THE SIDE (STPP)**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EPC RATING - D**

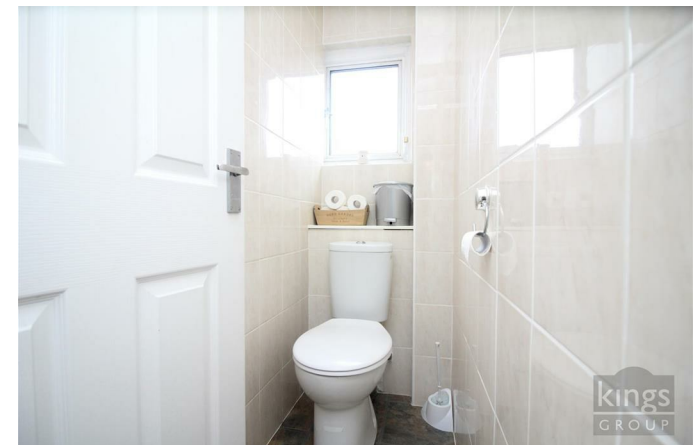
Loft Room/Bedroom Three 18'99 x 9'75 (5.49m x 2.74m)

Double glazed velux windows to rear aspect, carpeted, storage space in eaves, TV aerial point, power points

EPC rating - D

Council Tax Band - C

Flood Risk - Vary low

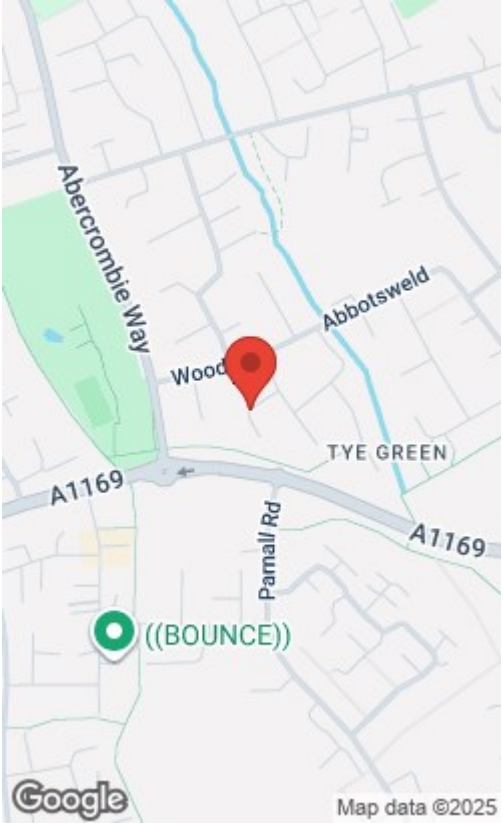








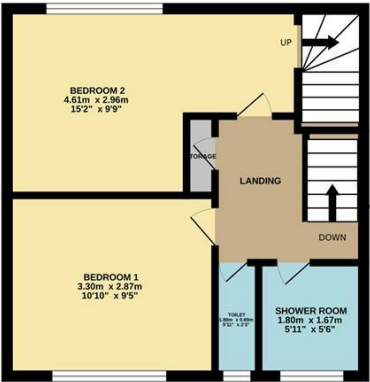
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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		



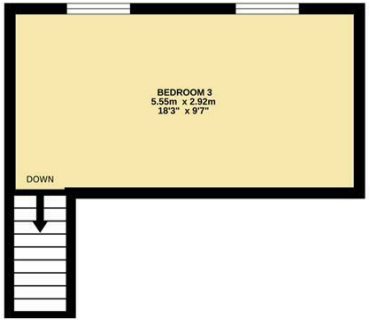
GROUND FLOOR
37.2 sq.m. (400 sq.ft.) approx.



1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



2ND FLOOR
18.0 sq.m. (194 sq.ft.) approx.



TOTAL FLOOR AREA : 88.2 sq.m. (950 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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