



Ryecroft, CM19 4BE  
Harlow

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# Ryecroft, CM19 4BE

## PUBLIC NOTICE

Kings Group are now in receipt of an offer for the sum of £235,000 for 12 Ryecroft, Harlow, CM19 4BE. Anyone wishing to place an offer on this property should contact Kings Group, Unit 4 Church Langley Way, CM17 9TE. 01279 433 033 before exchange of contracts.

**\*\* KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS THREE BEDROOM, CHAIN FREE, MID-TERRACE HOUSE FOR SALE IN RYECROFT, HARLOW \*\***

## CASH BUYERS ONLY

This three bedroom house in need of full refurbishment throughout, has a lot of potential to offer a new owner. One of the benefits this property has to offer is being close to transport links being just a 5 minute drive to Harlow Town Train Station giving you access into London Liverpool Street, Cambridge and Stansted Airport, and also being able to access the A414, A10 and M11 all within 10 minutes meaning any new owner has the benefit of being able to commute in and around the local area and into London very easily. Ryecroft also benefits from being walking distance to the Harvey Shopping Centre in Harlow Town Centre which has to offer supermarkets, banks, restaurants and all other high street shops. The property is also close to some of the areas most popular schools such as Hare Street Primary School (0.3 miles), The Downs Primary School and Nursery (1 mile), St Lukes Catholic Primary School (0.9 miles) and many more all within a short walk or drive away.

The property will be being sold as seen and you will be liable to clear the property. The house comprises of an entrance hallway with under stairs storage cupboard, spacious lounge / diner, kitchen, two double bedrooms and one large single room, bathroom with separate W.C. rear garden, ample street parking.

Call us now to arrange your viewing on 01279 433 033.

**Offers In The Region Of  
£240,000**



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- THREE BEDROOM MID-TERRACE HOUSE
- CASH BUYERS ONLY
- CHAIN FREE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- COUNCIL TAX BAND - C

- SOLD AS SEEN
- IN NEED OF FULL REFURBISHMENT THROUGHOUT
- SOUGHT AFTER LOCATION
- EASY ACCESS TO A414 & M11
- EPC RATING - D

Entrance Hallway 9'64 x 5'92 (2.74m x 1.52m)

Lounge/Diner 21'56 x 12'0 (6.40m x 3.66m)

Kitchen 9'91 x 8'23 (2.74m x 2.44m)

Bathroom 5'61 x 4'95 (1.52m x 1.22m)

Separate W.C. 5'60 x 3'0 (1.52m x 0.91m )

Master Bedroom 12'74 x 12'41 (3.66m x 3.66m )

Bedroom Two 12'03 x 8'10 (3.73m x 2.69m)

Bedroom Three 9'88 x 8'18 (2.74m x 2.44m)

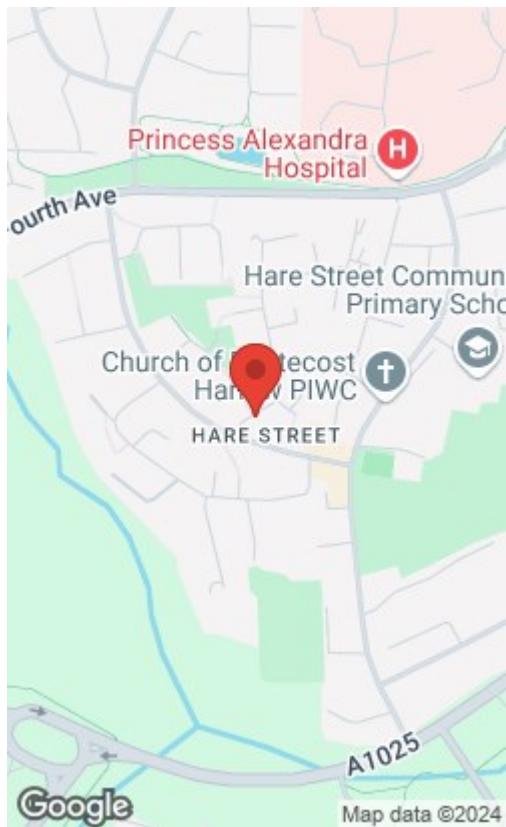




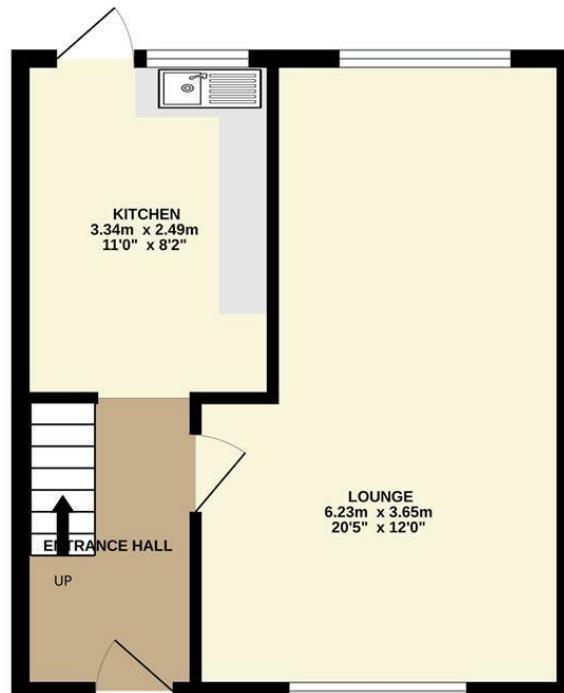


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

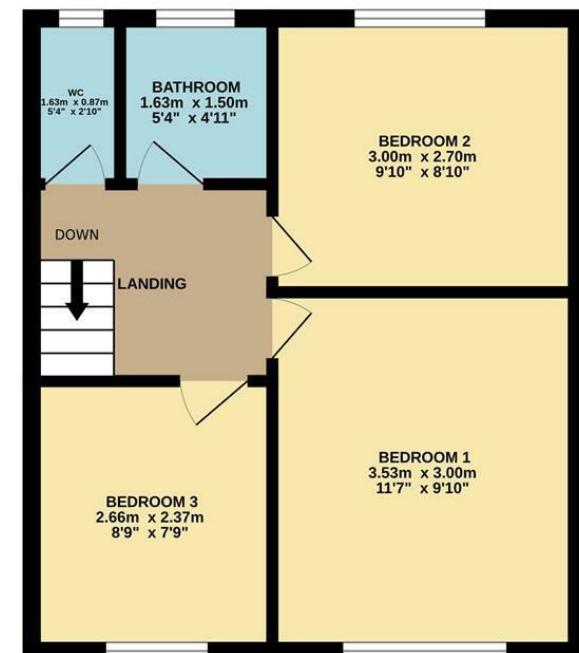
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



GROUND FLOOR  
33.5 sq.m. (360 sq.ft.) approx.



1ST FLOOR  
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 67.0 sq.m. (721 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.