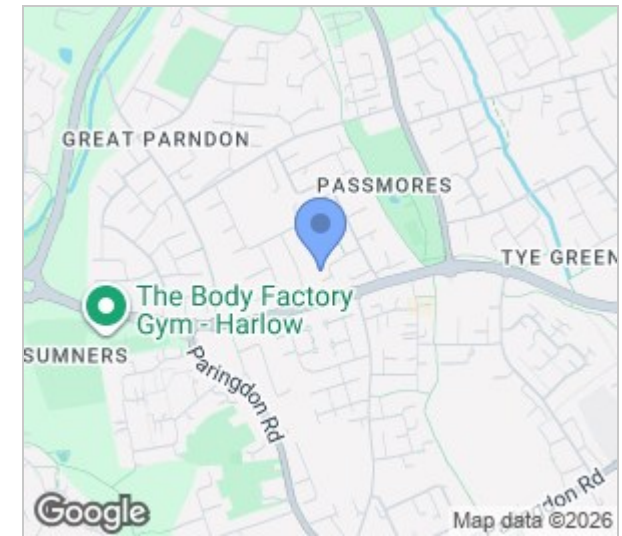
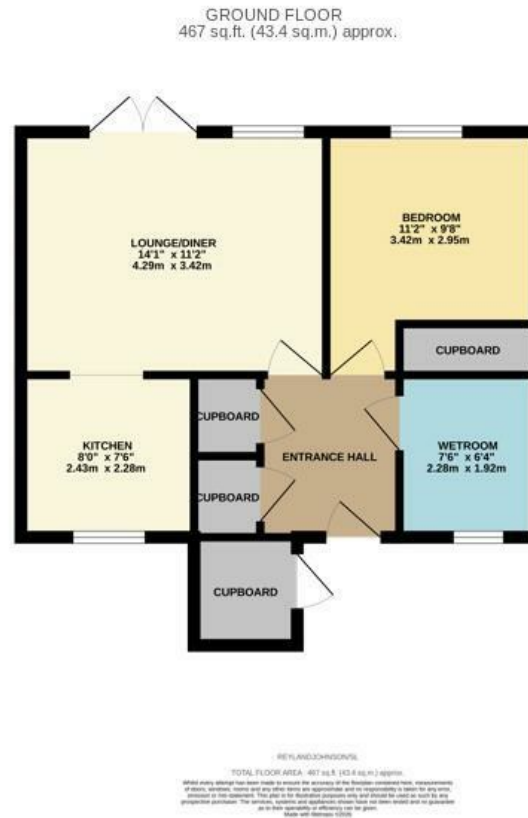


Southern Lodge, Harlow, CM19 4NH  
£270,000



## Southern Lodge, Harlow, CM19 4NH

Available for over 55s on this warden assisted development is this rarely available one bedroom end of terrace bungalow in the popular cul-de-sac of Southern Lodge. The property comprises an entrance hall with storage cupboards leading to a lounge/diner, kitchen with a range of fitted wall & base level units with work-surface areas, double bedroom with fitted wardrobes and a shower/wetroom. Outside there is a storage shed and a garden which is southerly facing and mostly laid to lawn with a decking area. Please note there is service charge with this property of £177.00 per month.



| Energy Efficiency Rating                                                                                                                                                                                                                                                                                       |  | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p> <span>(92 plus) A</span><br/> <span>(81-91) B</span><br/> <span>(69-80) C</span><br/> <span>(55-68) D</span><br/> <span>(39-54) E</span><br/> <span>(21-38) F</span><br/> <span>(1-20) G</span> </p> <p>Not energy efficient - higher running costs</p> |  | 51      | 79        |
| <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                                                 |  |         |           |
| England & Wales                                                                                                                                                                                                                                                                                                |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                       |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p> <span>(92 plus) A</span><br/> <span>(81-91) B</span><br/> <span>(69-80) C</span><br/> <span>(55-68) D</span><br/> <span>(39-54) E</span><br/> <span>(21-38) F</span><br/> <span>(1-20) G</span> </p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  | 51      | 79        |
| <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                                                                                       |  |         |           |
| England & Wales                                                                                                                                                                                                                                                                                                                                      |  |         |           |

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.