

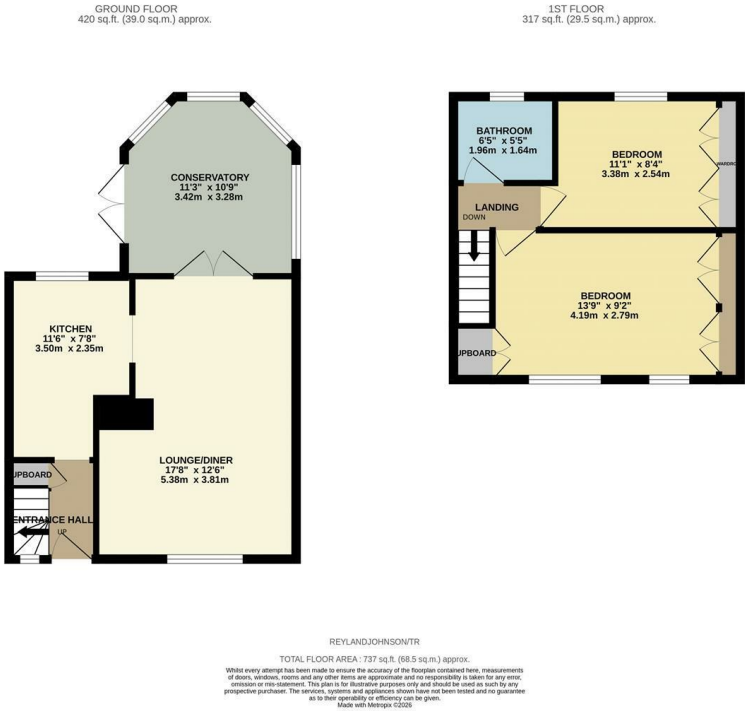


The Readings, Harlow, CM18 7BX
£325,000



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Offered for sale with no onward chain, this well-presented terraced house features two double bedrooms and the added benefit of a conservatory. The accommodation comprises an entrance hall, a modern fitted kitchen with a range of wall and base units and ample worktop space, a spacious lounge/diner and a conservatory overlooking the rear garden. Upstairs are two double bedrooms with fitted wardrobes and a family bathroom with a white three-piece suite. Outside, the west-facing rear garden is mainly laid to lawn and includes a decked seating area and rear access. The Readings is a popular residential area conveniently located close to Bush Fair, with its range of local shops, amenities and nearby schools. An ideal first-time purchase or investment opportunity.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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