



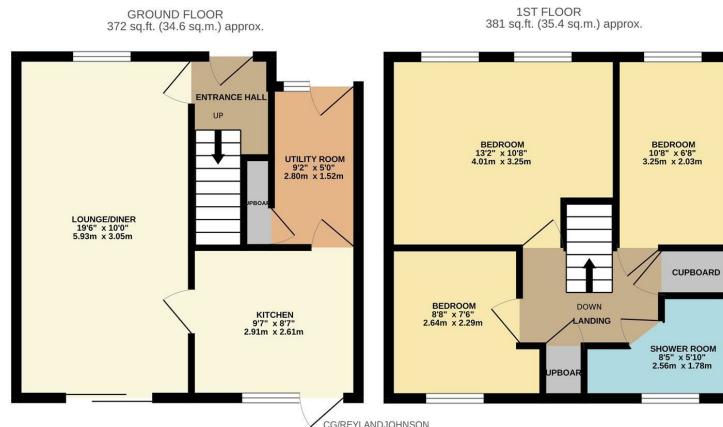
Canons Gate, Harlow, CM20 1QQ
Guide Price £310,000

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Canons Gate, Harlow, CM20 1QQ

Guide Price £310,000 to £325,000

Offered with NO CHAIN is this three bedroom terraced family home located in the popular CM20 area, just a short walk to Harlow Town Train Station and Princess Alexandra Hospital. The property comprises an entrance hallway leading to a large lounge/diner, a kitchen with a range of fitted wall and base units and a utility area, whilst upstairs there are three bedrooms with fitted wardrobes to the master and a well presented shower room. Outside, the large rear garden is mainly laid to lawn with a patio area and shed. Canons Gate is located just off Hobtoe Road, with local schools shops and open fields within walking distance.



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	88	60	(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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