



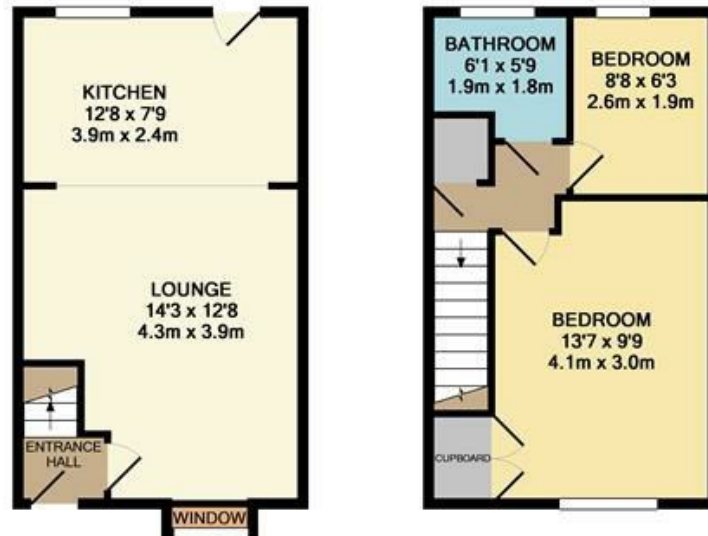
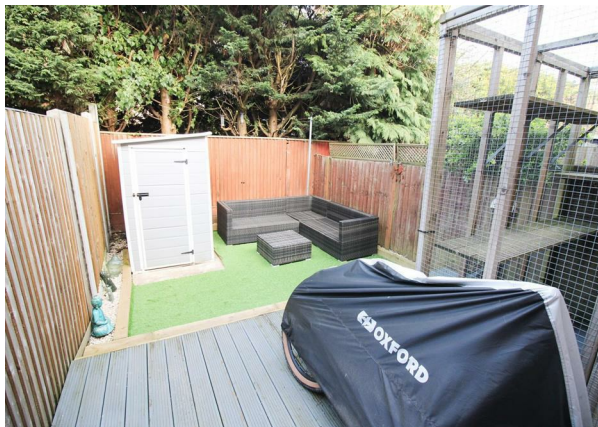
Roman Vale, Old Harlow, CM17 0JB
Guide Price £315,000

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Roman Vale, Old Harlow, CM17 0JB

** (Guide Price £315,000 - £325,000) **

A two bedroom middle terrace house with a communal parking area. The property has been well maintained by the current owners and comprises an entrance hall leading to a lounge which is open-plan to a kitchen with a modern range of fitted wall & base level units with work-surface areas and central breakfast bar, landing, two bedrooms and a bathroom with a white three piece-suite. Outside the enclosed rear garden laid to artificial lawn with a decking area. Roman Vale is located just off of Priory Avenue, Old Harlow and is just a short walk to the High Street and Harlow Mill Train Station offering links to London Liverpool St Station, Stansted Airport and Cambridge.



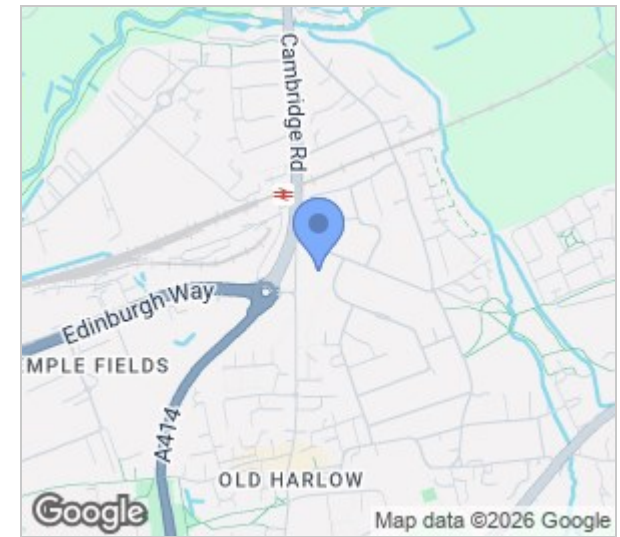
GROUND FLOOR
APPROX. FLOOR
AREA 281 SQ.FT.
(26.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

254
TOTAL APPROX. FLOOR AREA 556 SQ.FT. (51.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		73	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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