

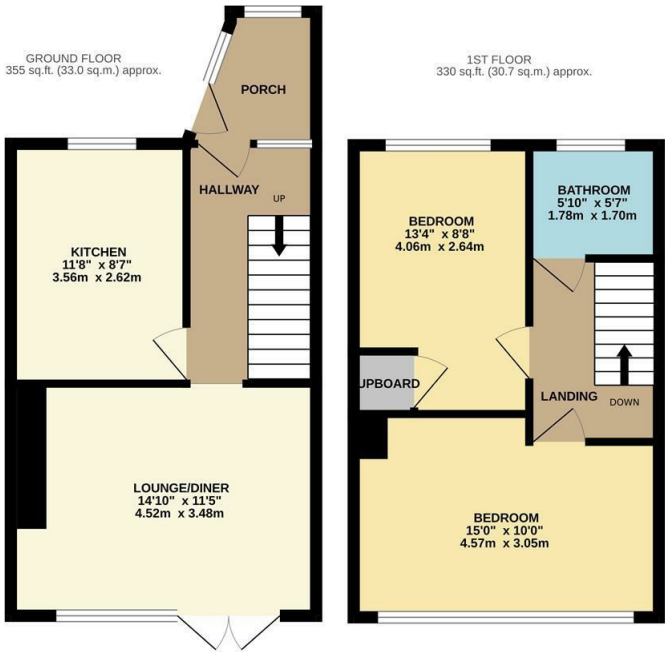


Spencers Croft, Harlow, CM18 6JN
Guide Price £280,000

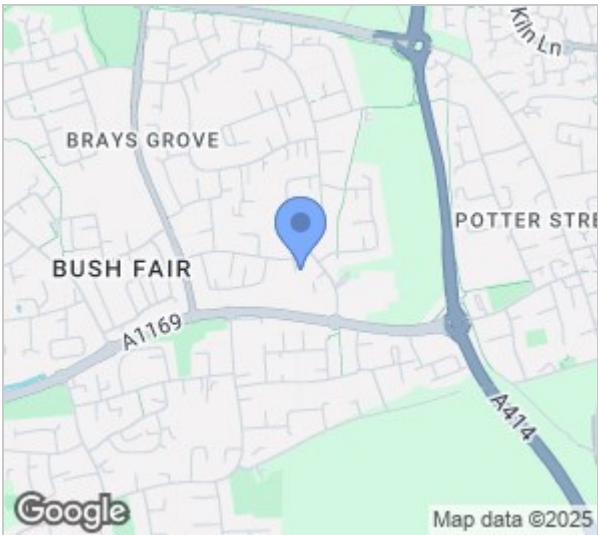


Spencers Croft, Harlow, CM18 6JN

Offered with NO CHAIN is this two double bedroom house ideally located a stones throw from Passmores and Holy Cross Primary School. Inside there is a porch leading to an entrance hallway, a large kitchen and a lounge/diner, whilst upstairs are two double bedrooms and a family bathroom with a white three piece suite. Outside the south facing rear garden is mainly laid to lawn with a patio area, shed and rear access. Spencers Croft is found just off Tumbler Road, with shops and open fields close by, as well as the M11.



SCIREYLANDJOHNSON/
TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.