



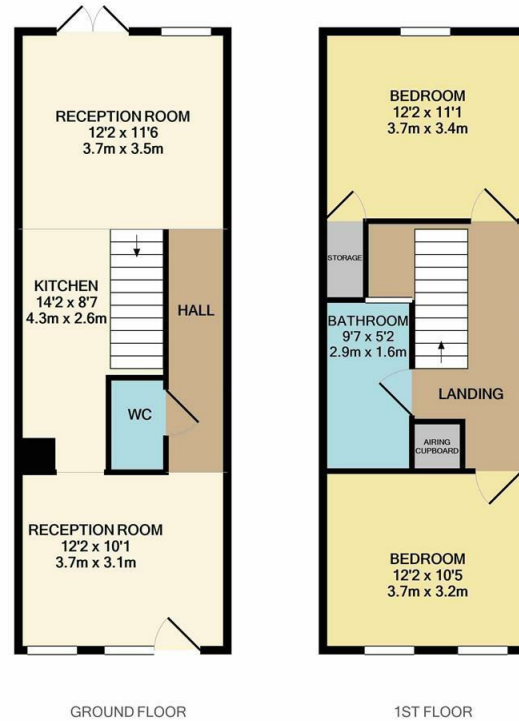
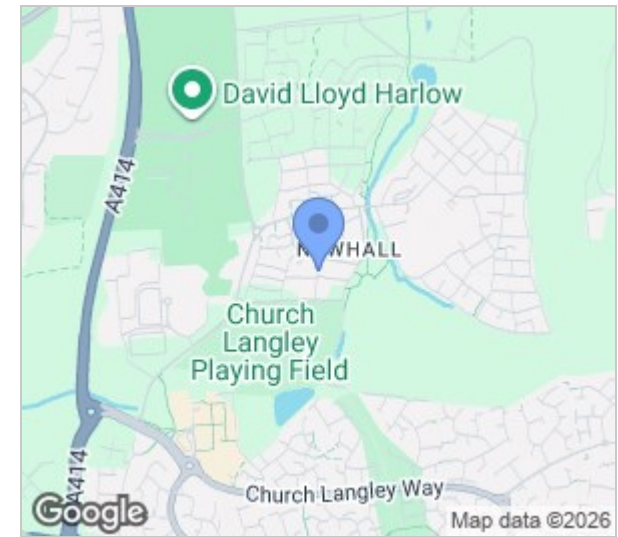
Honor Street, Newhall, CM17 9NZ
Guide Price £325,000

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Honor Street, Newhall, CM17 9NZ

**** (Guide Price £325,000 - £350,000) ****

A modern two bedroom end of terrace home in the popular Newhall development. Situated close to playing fields, this modern home has a fitted kitchen, two reception areas and a ground floor W.C. The first floor has two double bedrooms and family bathroom. The rear garden is westerly facing with artificial lawn, patio and wooden shed and parking is allocated to the front of the house. Offered for sale Chain Free (The property is currently rented and the tenant is to be given notice by the landlord). Please note this property is subject to the Newhall Estate Charge which is approximately £400.00 per annum.



REYLANDJOHNSON/H/S
 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			88
(81-91) B			
(69-80) C		76	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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