



**FORTUNE & COATES**

The People's Estate Agent



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## 8A Wagon Mead, Bishop's Stortford, CM22 7EN

**£300,000**

Fortune and Coates are delighted to offer to the market this fully modernised and well-presented three-bedroom first floor apartment, situated in a convenient and well-connected location.

Upon entering, you are welcomed by a spacious entrance hallway featuring wooden effect flooring with access to all rooms and a useful storage cupboard.

The living/dining room is a bright and spacious area, benefiting from large windows allowing natural light to flood through creating an inviting space with plenty of room for a dining room table making it an ideal space for both relaxing and entertaining.

Living room 15'10" x 12'6" (4.83 x 3.83)

Kitchen 11'5" x 9'1" (3.50 x 2.77)

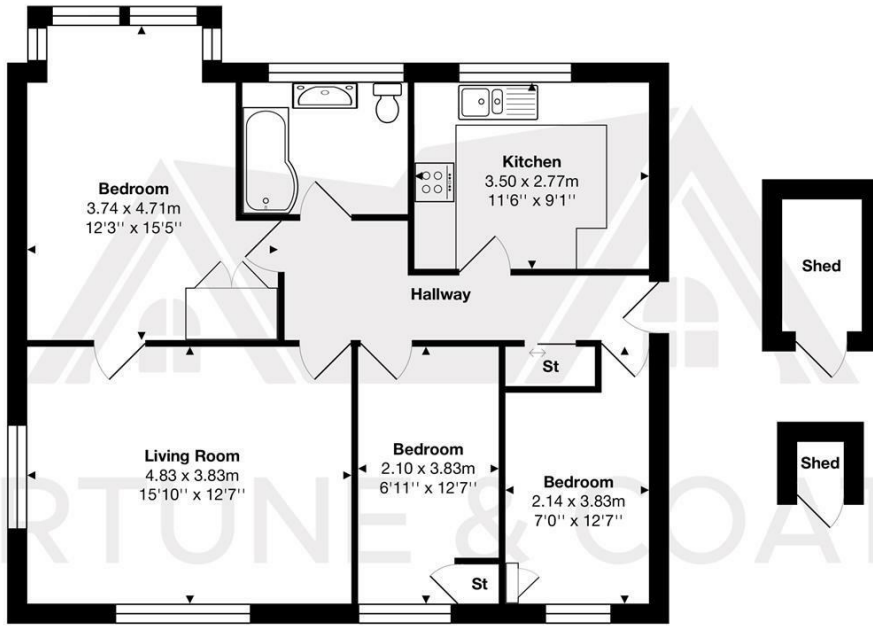
Bedroom 12'3" x 15'5" (3.74 x 4.71)

Bedroom 7'0" x 12'6" (2.14 x 3.83)

Bedroom 6'10" x 12'6" (2.10 x 3.83)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Floor Plan



Total Area: approx. 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup>

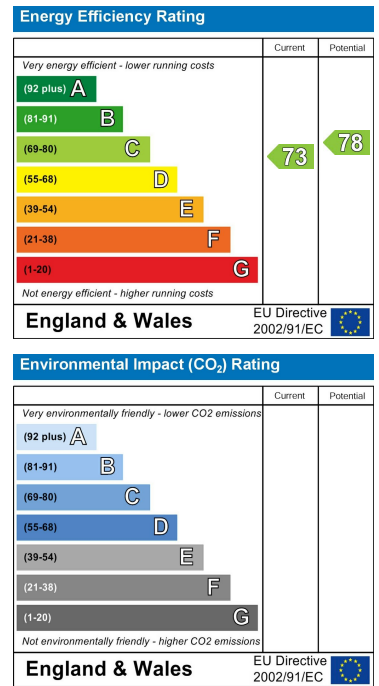
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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.