



FORTUNE & COATES

The People's Estate Agent

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139 Fold Croft, Harlow, CM20 1SJ

Asking price £280,000

Fortune and Coates are pleased to offer to the market this two-bedroom mid terraced family home situated in the popular location of Fold Croft, Harlow.

This well-presented home offers spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Upon entering, you are welcomed into an entrance hallway with a useful storage area and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units, providing ample cupboard and worktop space, with ample room for appliances.

To the rear, the generous lounge/diner is flooded with natural light and offers an excellent space for both relaxing and entertaining. With ample room for living and

Lounge/diner 19'7" x 12'3" (5.98 x 3.74)

Kitchen 10'9" x 7'4" (3.28 x 2.24)

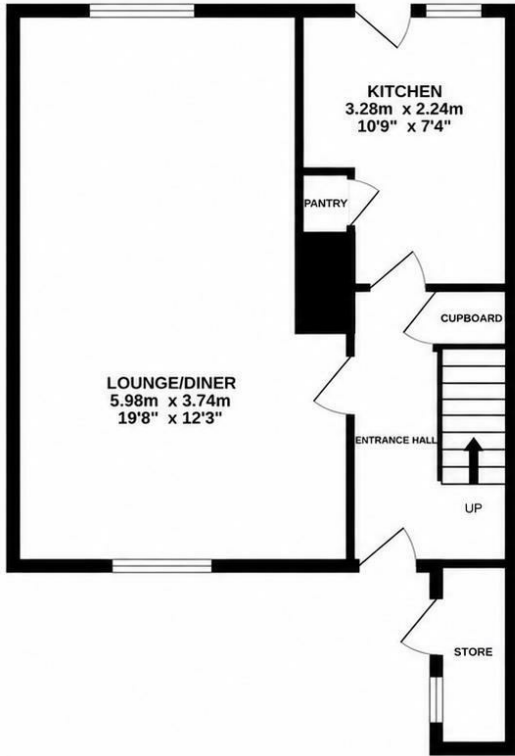
Bedroom 1 10'9".52'5" (3.283.16)

Bedroom 2 14'6" x 10'8" (4.42 x 3.27)

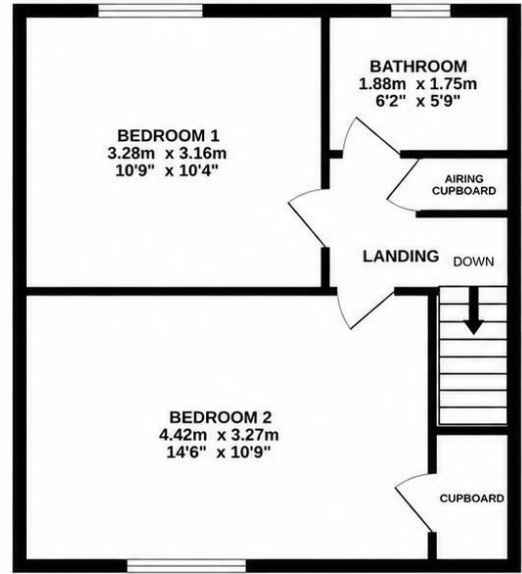
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property 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

GROUND FLOOR
34.1 sq.m. (367.7 sq.ft.) approx.



1ST FLOOR
32.7 sq.m. (351.9 sq.ft.) approx.



TOTAL FLOOR AREA : 66.8 sq.m. (719.6 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Area Map



Energy Efficiency Graph

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	

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