



**FORTUNE & COATES**

The People's Estate Agent

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**FORTUNE & COATES**



**80 Bishopsfield, Harlow, CM18 6UN**

**£250,000**

Fortune and Coates are pleased to offer to the market this two-bedroom bungalow, offering excellent potential, situated in Bishopsfield, Harlow.

Upon entering, you are welcomed into a generous entrance hall, which also provides a versatile space that could be utilised as a home office or study area.

The spacious lounge is bright and airy, benefiting from large windows that allow plenty of natural light to flood the room while offering ample space for both seating and entertaining. The lounge provides access through to the kitchen, creating a practical layout for everyday living with direct access out to the rear garden.

The kitchen is fitted with a range of modern wall and base units, offering ample cupboard and worktop space. Featuring a breakfast bar area and space for appliances,

Lounge 16'0" x 14'1" (4.90 x 4.30)

Entrance hall/office 16'0" x 7'2" (4.90 x 2.20)

Kitchen 12'9" x 11'5" (3.90 x 3.50)

Bedroom 13'3" x 11'9" (4.05 x 3.60)

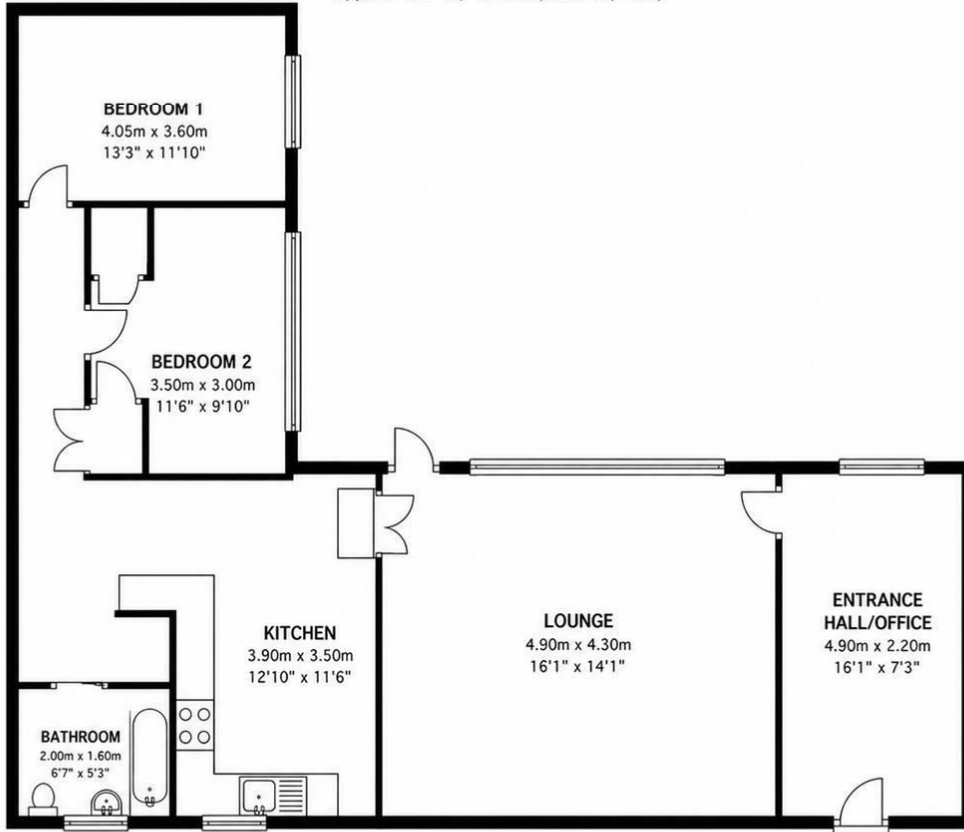
Bedroom 11'5" x 9'10" (3.50 x 3.00)

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

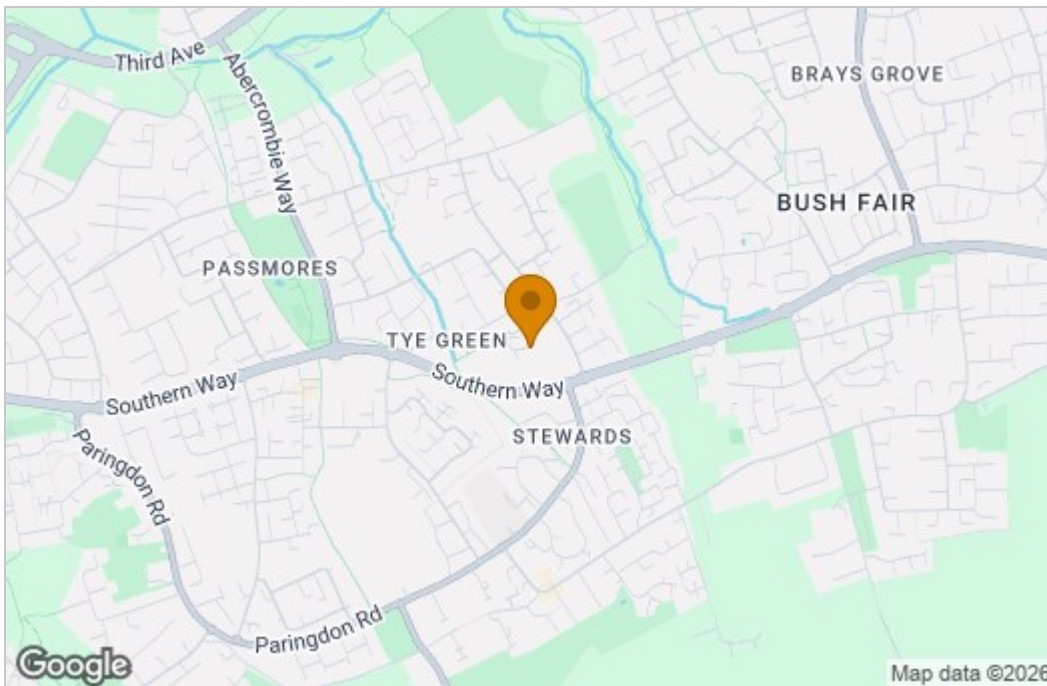
Approx. 75.7 sq. metres (814.6 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.