



FORTUNE & COATES

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89 Nicholls Field, Harlow, CM18 6EB

Guide price £315,000

Guide Price £315,000-£325,000.

Fortune and Coates are delighted to welcome to the market this wonderful two bedroom mid terraced family home situated in the popular and sought after location of Nicholls Field, Harlow.

This home is presented to a high standard throughout and comprises an inviting porch/study area that leads through to the hallway with stairs to the first floor. The lounge/dining room is light, bright and comfortable with dual aspects and space for dining in front of french doors that overlook the rear garden. The modern high gloss kitchen offers a range of wall and base units, some integrated appliances including oven, hob and extractor fan, plumbing for a washing machine and plenty of cupboard space. Upstairs offers two well proportioned double bedrooms and a stylish family bathroom with in bath shower. Outside, the rear garden is low maintenance

Lounge/Dining Room 11'6" x 19'4" (3.51 x 5.90)

Kitchen 7'3" x 10'9" (2.22 x 3.30)

Porch/Study 9'9" x 9'1" (2.98 x 2.79)

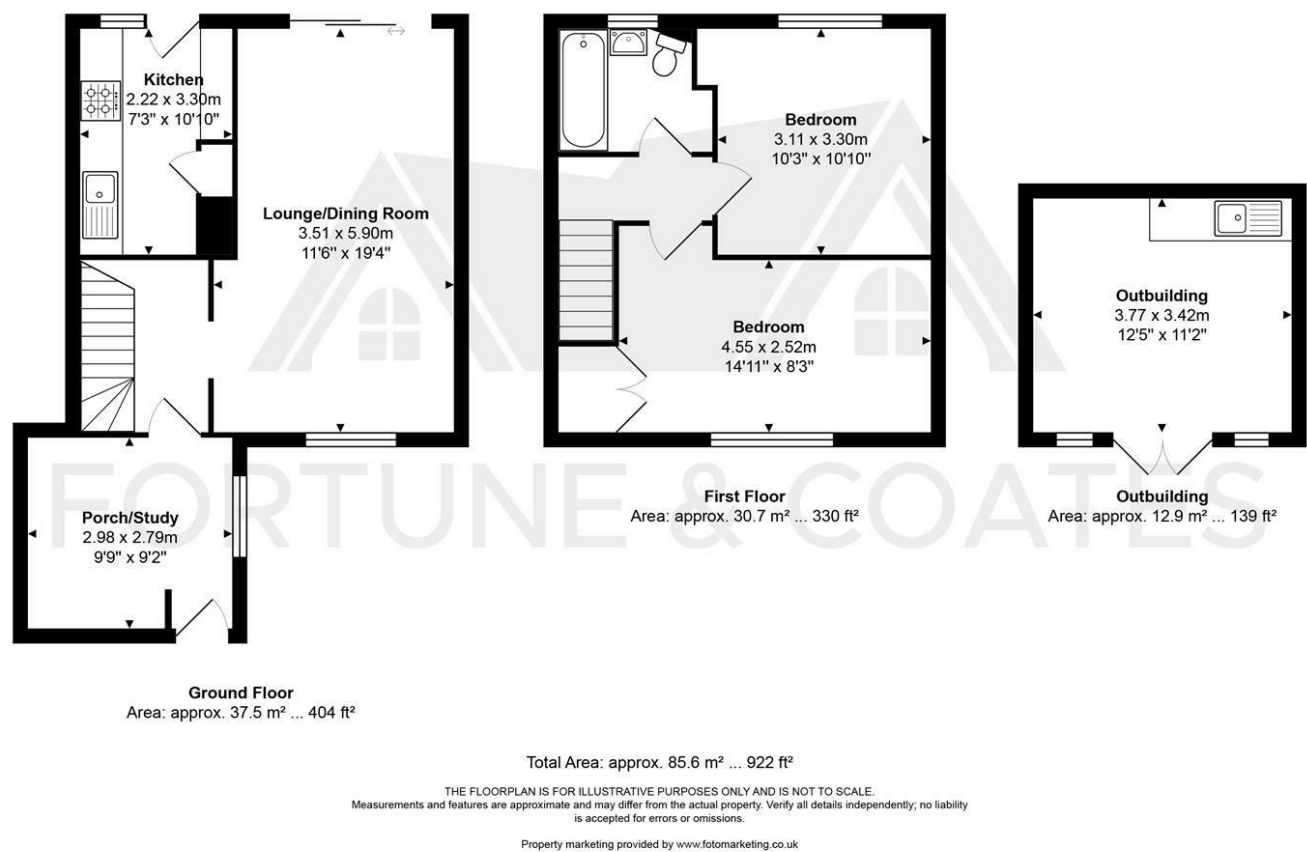
Bedroom 14'11" x 8'3" (4.55 x 2.52)

Bedroom 10'2" x 10'9" (3.11 x 3.30)

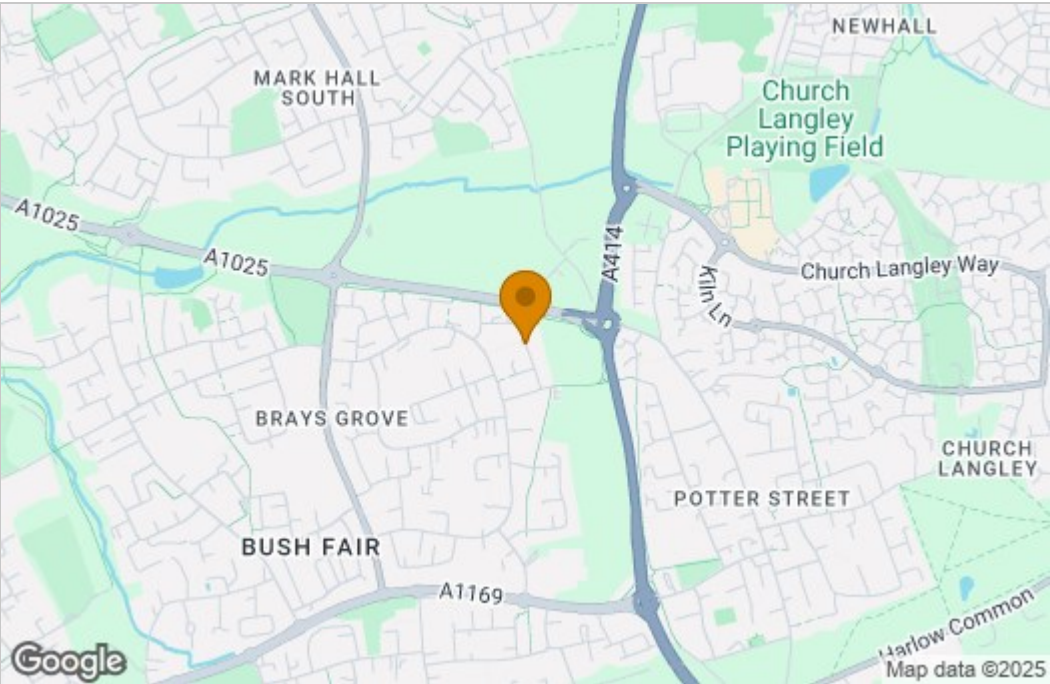
Outbuilding 12'4" x 11'2" (3.77 x 3.42)

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.

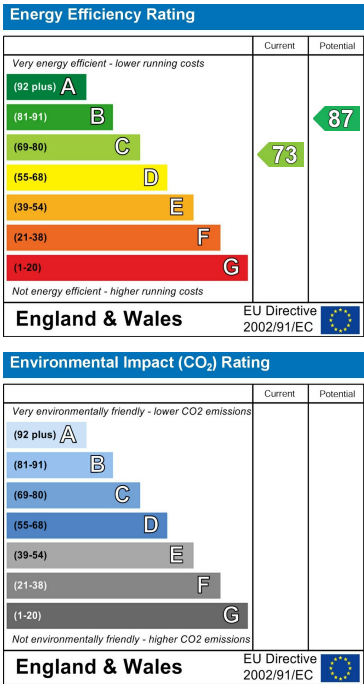
Floor Plan



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.