



FORTUNE & COATES

The People's Estate Agent



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118 Ram Gorse, Harlow, CM20 1QA

Offers in excess of £350,000

Fortune and Coates are pleased to welcome to the market this well presented three-bedroom family home situated in the popular and convenient location of Ram Gorse, Harlow.

Upon entering, you are greeted by a welcoming entrance hallway with stairs rising to the first floor and access into the main living areas. The bright and spacious lounge is a real highlight of the home, benefiting from dual aspects that flood the room with natural light, with ample space for a dining room table creating the perfect space for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, offering ample cupboard and worktop space, complemented by an integrated oven and hob with a white tiled

Living room 12'6" x 22'2" (3.83 x 6.77)

Kitchen 10'3" x 22'2" (3.13 x 6.77)

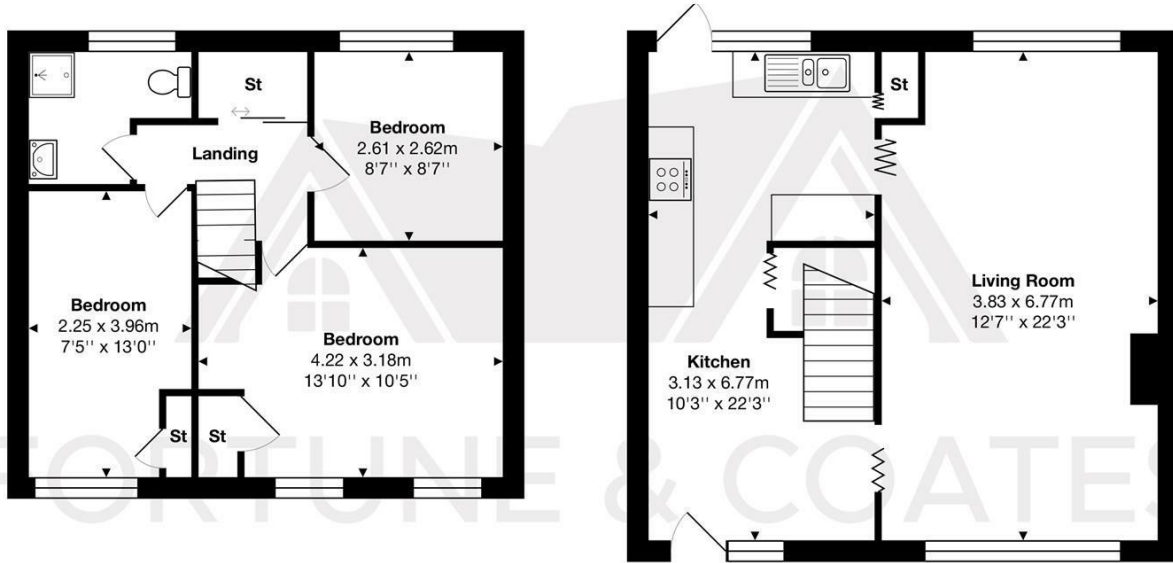
Bedroom 13'10" x 10'5" (4.22 x 3.18)

Bedroom 7'4" x 12'11" (2.25 x 3.96)

Bedroom 8'6" x 8'7" (2.61 x 2.62)

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

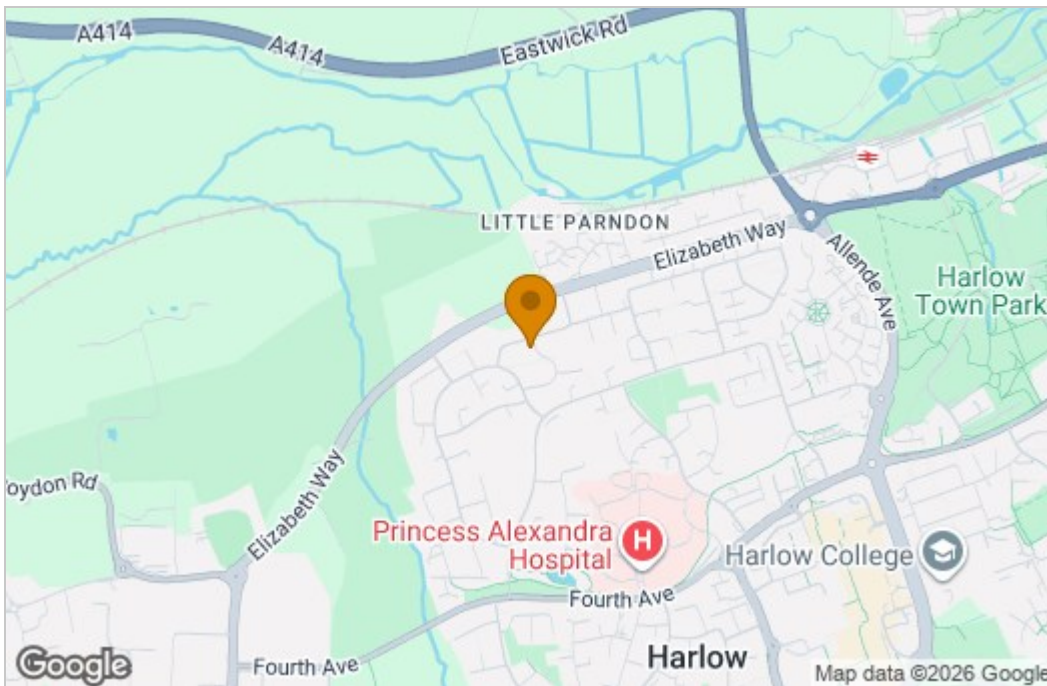


Total Area: approx. 86.6 m² ... 932 ft²

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.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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.