

<https://www.fortuneandcoates.co.uk>



FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



89 High street, Old Harlow, CM17 0DP

Guide price £375,000

Guide Price: £375,000 - £400,000

Fortune and Coates are delighted to welcome to the market this two-bedroom mid-terrace home with loft room, situated in the highly sought-after location of High Street, Old Harlow.

The home is well presented throughout and comprises a welcoming open-plan living room/dining area. This space is bright and inviting, featuring a character fireplace, solid oak flooring and stairs leading to the first floor, while the dining area provides a fantastic space for entertaining family and friends.

To the rear of the property is a well-appointed kitchen offering a range of wall and base units with solid granite worktops, integrated oven and hob with space for a

Living room 11'1" x 10'5" (3.39 x 3.18)

Dining area 11'1" x 9'7" (3.39 x 2.93)

Kitchen 11'1" x 10'11" (3.39 x 3.33)

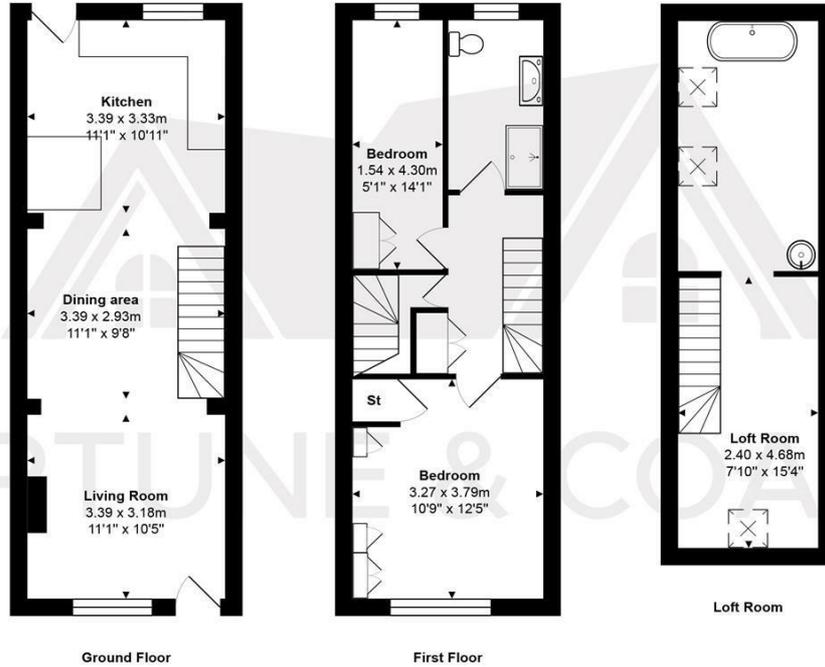
Bedroom 10'8" x 12'5" (3.27 x 3.79)

Bedroom 5'0" x 14'1" (1.54 x 4.30)

Loft room 7'10" x 15'4" (2.40 x 4.68)

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

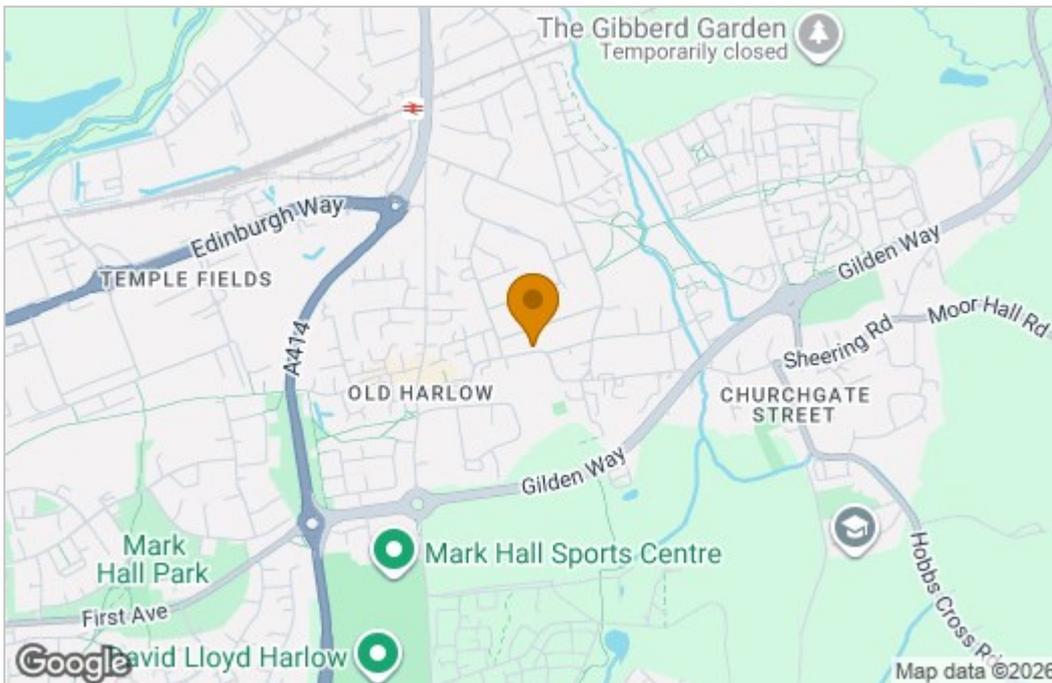


Total Area: approx. 110.4 m² ... 1188 ft²

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			
(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	

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.