



**FORTUNE & COATES**

The People's Estate Agent

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



**Newland avenue, Bishop's Stortford, CM23 2UW**

**Asking price £74,250**

*\*Shared Ownership\**

Fortune and Coates are pleased to welcome to the market this lovely two bedroom flat situated in the sought after and convenient location of Newland Avenue, Bishop's Stortford.

Upon entering, you are greeted by an inviting entrance hallway that provides access to all rooms, ensuring a seamless flow throughout the home.

The open-plan living room and kitchen serve as the heart of this home, designed with both relaxation and entertainment in mind. This spacious area accommodates a dining table, making it ideal for hosting family and friends. The sleek kitchen is well-appointed with a combination of wall and base units, featuring integrated appliances

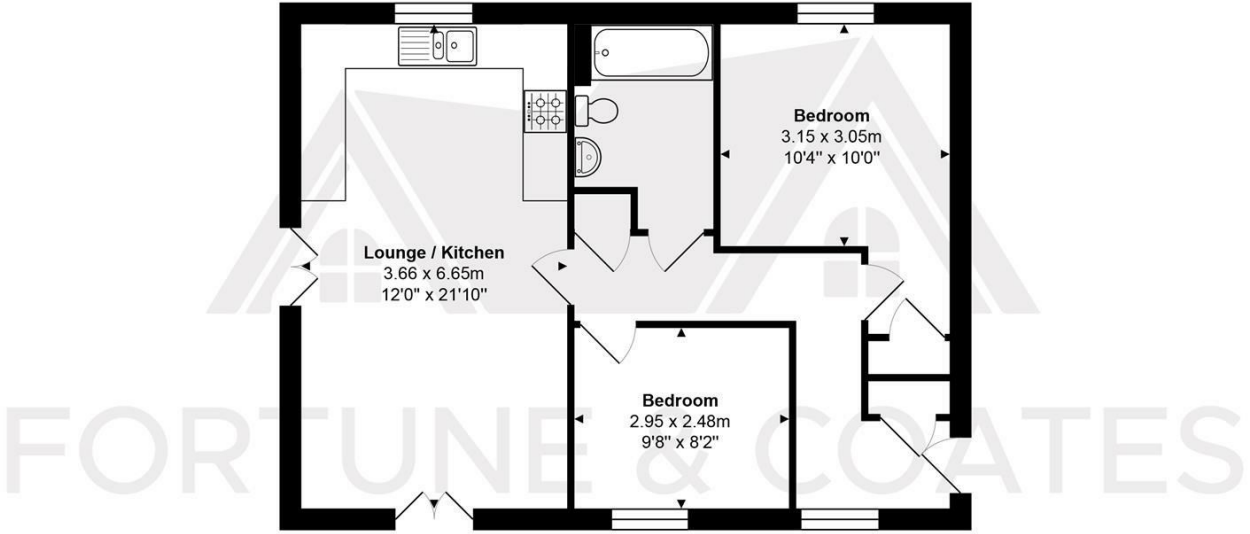
Lounge/kitchen 12'0" x 21'9" (3.66 x 6.65)

Bedroom 10'4" x 10'0" (3.15 x 3.05)

Bedroom 9'8" x 8'1" (2.95 x 2.48)

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

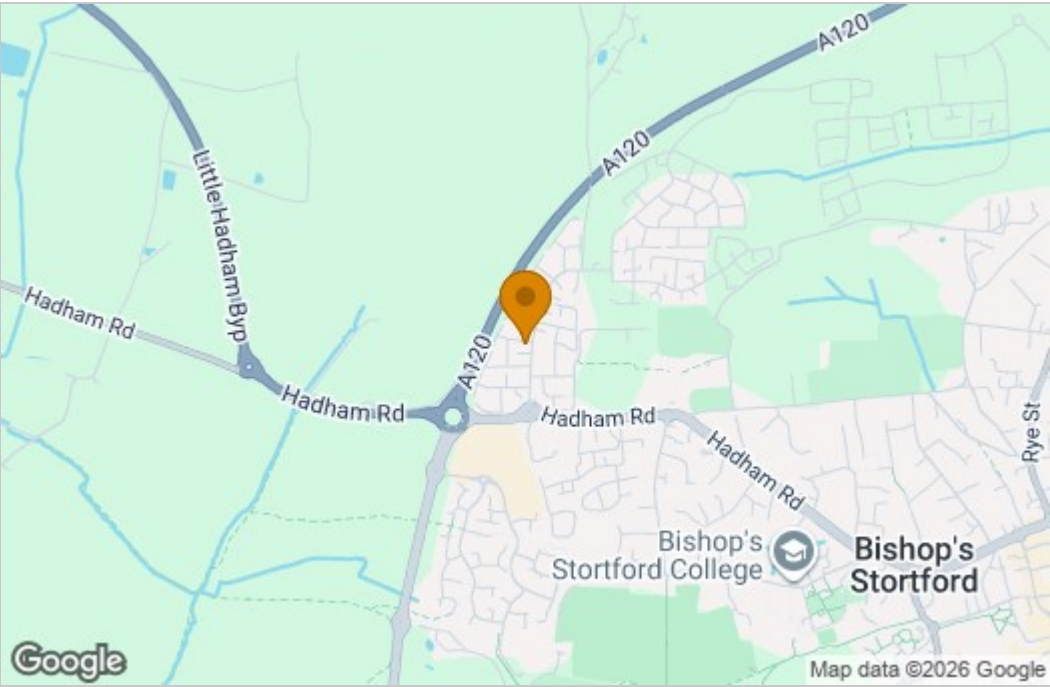


Total Area: approx. 59.3 m<sup>2</sup> ... 639 ft<sup>2</sup>

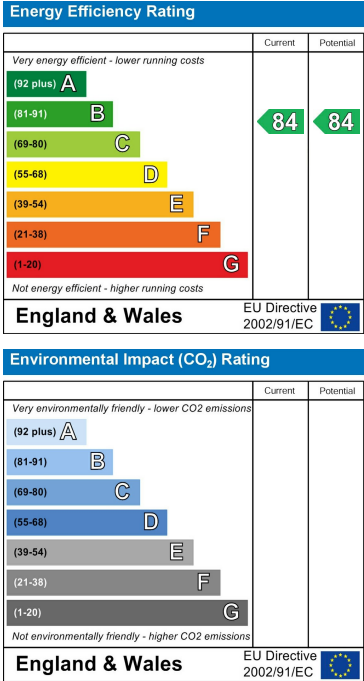
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.