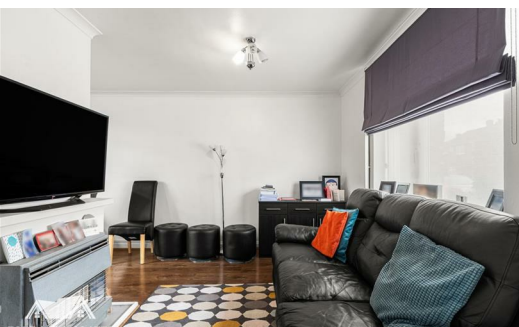




**FORTUNE & COATES**

The People's Estate Agent

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



## 100 The Readings, Harlow, CM18 7BX

**Guide price £300,000**

Guide Price £300,000-£325,000. Fortune and Coates are pleased to present to the market this fabulous two bedroom mid-terraced house situated in The Readings, Harlow.

Upon entering, you are greeted by an inviting hallway that provides access to the spacious lounge and the staircase leading to the first floor. The lounge is a generous area, ideal for entertaining family and friends, and it seamlessly connects to the dining room. The dining room is bathed in natural light, thanks to the French patio doors that open out onto the rear garden, creating a perfect space for gatherings.

The kitchen is well-equipped, featuring a combination of wall and base units, an integrated oven and hob, and plumbing for both a washing machine and dishwasher.

Living room 13'1" x 8'2" (4.00 x 2.51)

Dining room 11'5" x 8'2" (3.48 x 2.51)

Kitchen 5'11" x 10'10" (1.81 x 3.31)

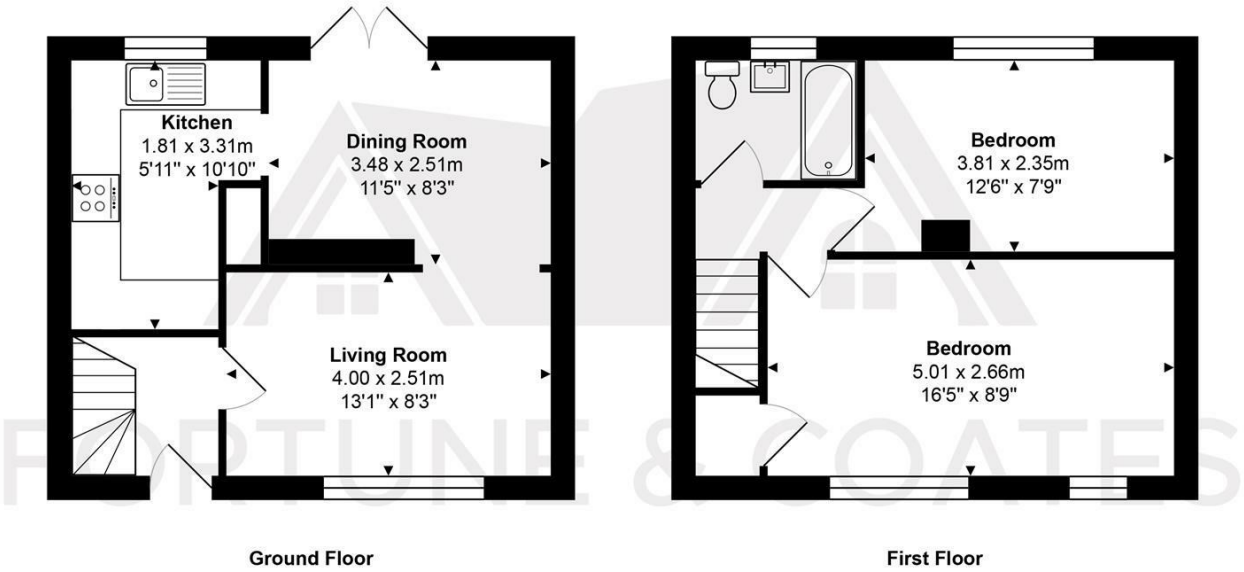
Bedroom 16'5" x 8'8" (5.01 x 2.66)

Bedroom 12'5" x 7'8" (3.81 x 2.35)

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. 60.5 m² ... 651 ft²

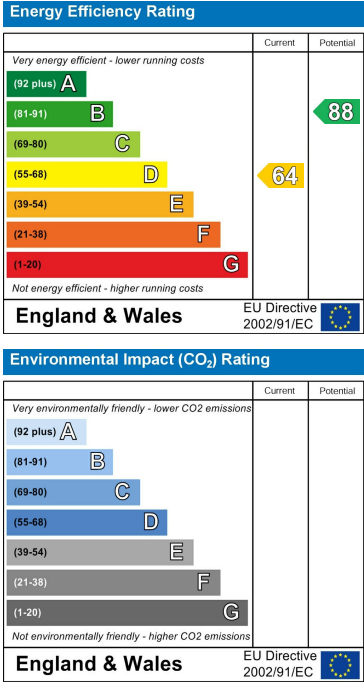
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Area Map



Energy Efficiency Graph



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