



**FORTUNE & COATES**

The People's Estate Agent

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**153 Ladyshot, Harlow, CM20 3ER**

**Guide price £325,000**

Guide Price- £325,000-£335,000

Fortune and Coates are delighted to welcome to the market this two-bedroom mid terrace family home situated in the convenient location of Ladyshot, Harlow.

Upon entering, you are greeted porch area, which also benefits from an attached utility room, providing excellent practicality. The entrance hallway offers useful under-stairs storage and leads through to the kitchen and living room as well as stairs rising to the first floor.

The living room/diner is a well-presented dual-aspect space, allowing natural light to flood the room. There is plenty of space for a dining table, with French patio doors opening out to the rear garden, creating the perfect setting for both relaxing and entertaining.

Living room 11'2" x 21'10" (3.42 x 6.66)

Kitchen 8'5" x 9'4" (2.58 x 2.86)

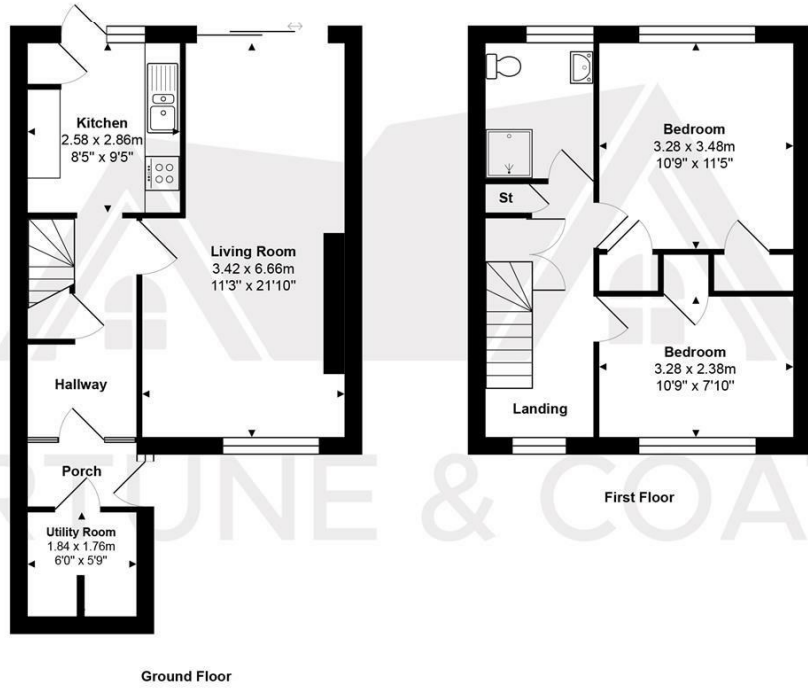
Utility room 6'0" x 5'9" (1.84 x 1.76)

Bedroom 10'9" x 11'5" (3.28 x 3.48)

Bedroom 10'9" x 7'9" (3.28 x 2.38)

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

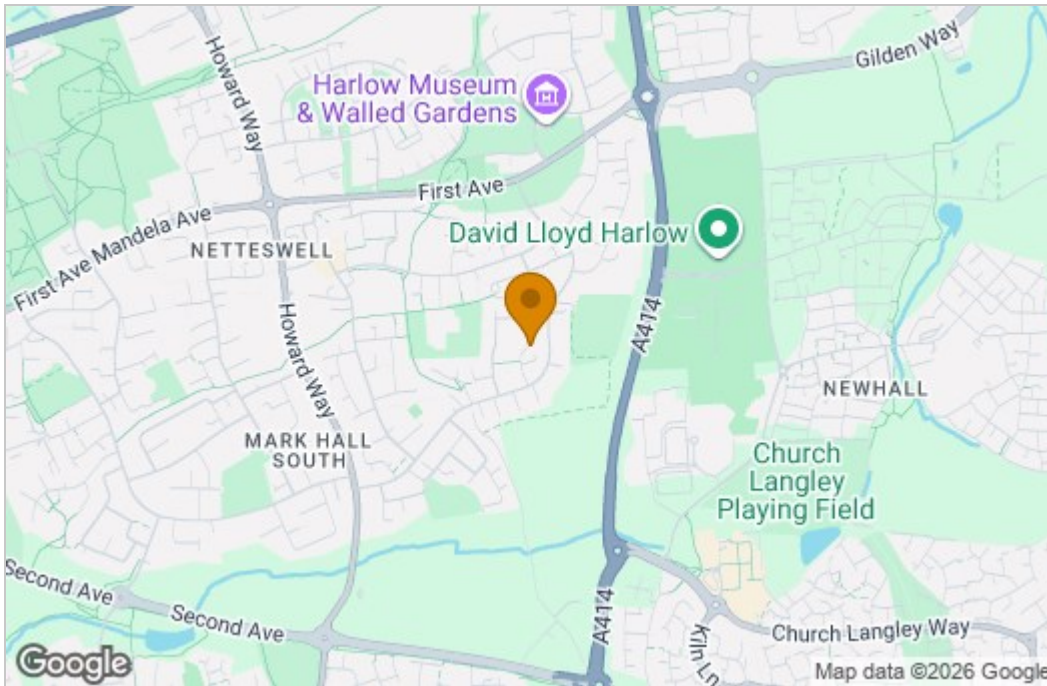


Total Area: approx. 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>

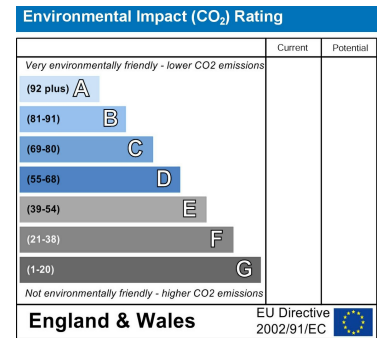
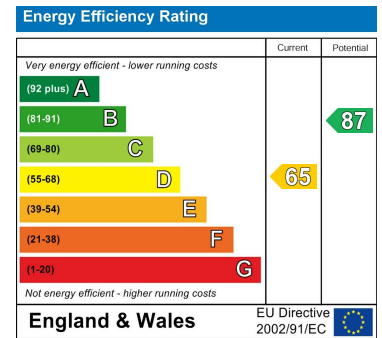
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Property marketing provided by www.fotomarketing.co.uk

## Area Map



## Energy Efficiency Graph



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