



FORTUNE & COATES

The People's Estate Agent

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141 Sycamore Field, Harlow, CM19 5RX

Guide price £290,000

Guide price £290,000 - £310,000.

Fortune and Coates are pleased to offer to the market this chain free, three bedroom mid terraced family home situated in the popular location of Sycamore Field, Harlow, offering fantastic potential for modernisation.

Upon entering, you are welcomed by an entrance hallway that leads through to the kitchen/dining room, along with a convenient ground floor W/C.

The living and dining area is a generous size and benefits from plenty of natural light, providing a great space for both relaxing and entertaining. French patio doors

Living room 15'5" x 10'9" (4.72 x 3.28)

Kitchen 9'4" x 7'10" (2.87 x 2.39)

Dining area 15'5" x 9'11" (4.72 x 3.03)

Bedroom 8'4" x 12'8" (2.55 x 3.88)

Bedroom 8'4" x 11'8" (2.55 x 3.58)

Bedroom 6'8" x 9'8" (2.05 x 2.96)

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

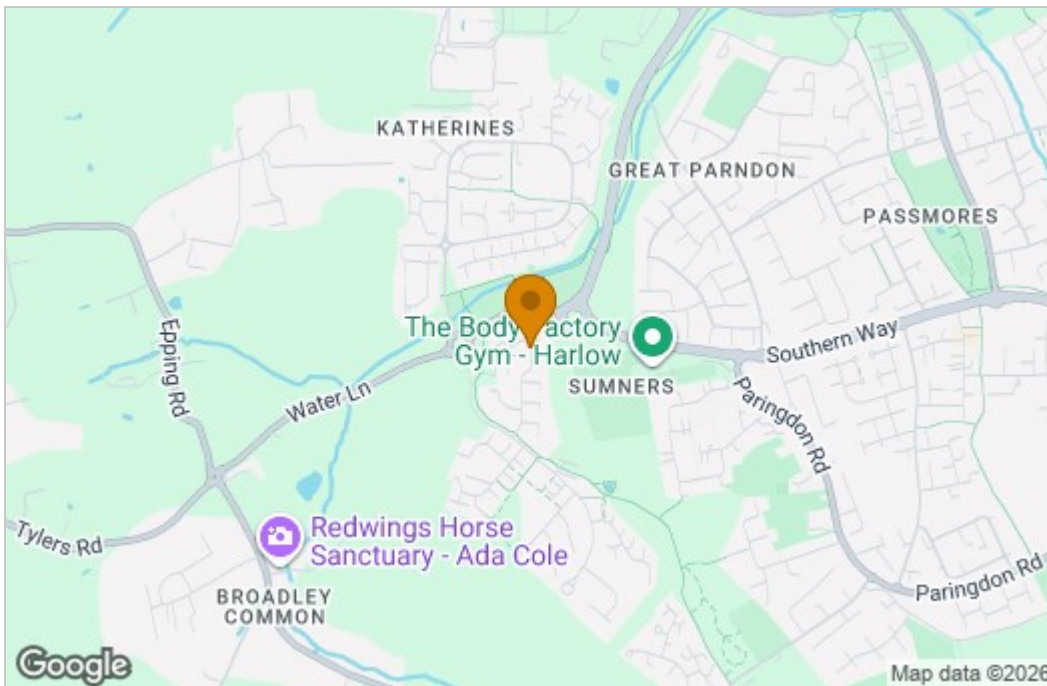


Total Area: approx. 86.8 m² ... 934 ft²

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.