



**FORTUNE & COATES**

The People's Estate Agent

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



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## 7 Little Grove Field, Harlow, CM19 4BS

Asking price £240,000

Fortune and Coates are delighted to offer to the market this well presented two double bedroom split level maisonette with your own front door located in the heart of the town centre in Little Grove Field which is close to junior and senior schools, amenities, Harlow train station with direct links to London, Cambridge and Stansted Airport and within walking distance to Princess Alexandra Hospital. The ground floor comprises a spacious lounge/diner, and kitchen with range of wall and base units and doors leading to rear garden. To the first floor you have two double bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn with patio area. This would be a fabulous first time buy or investment property and would advise an early viewing.

Entrance Hallway 5'4 x 8'7 (1.63m x 2.62m)

Lounge 21'3" x 10'7" (6.5 x 3.23)

Kitchen 12'8" x 6'5" (3.88 x 1.96)

Bedroom 1 8'6" x 13'8" (2.61 x 4.17)

Bedroom 2 12'5" x 9'1" (3.79 x 2.78)

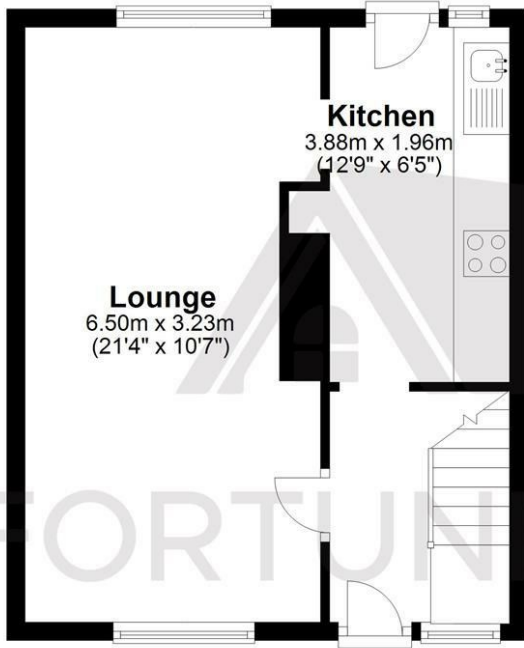
#### Bathroom

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

# Floor Plan

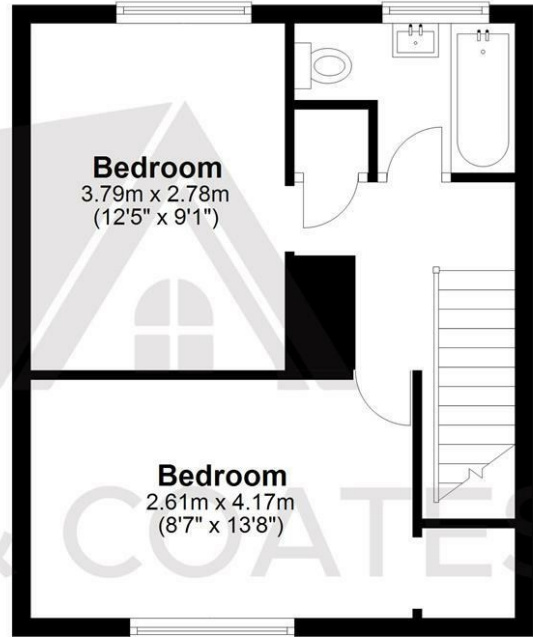
## Ground Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



## First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)

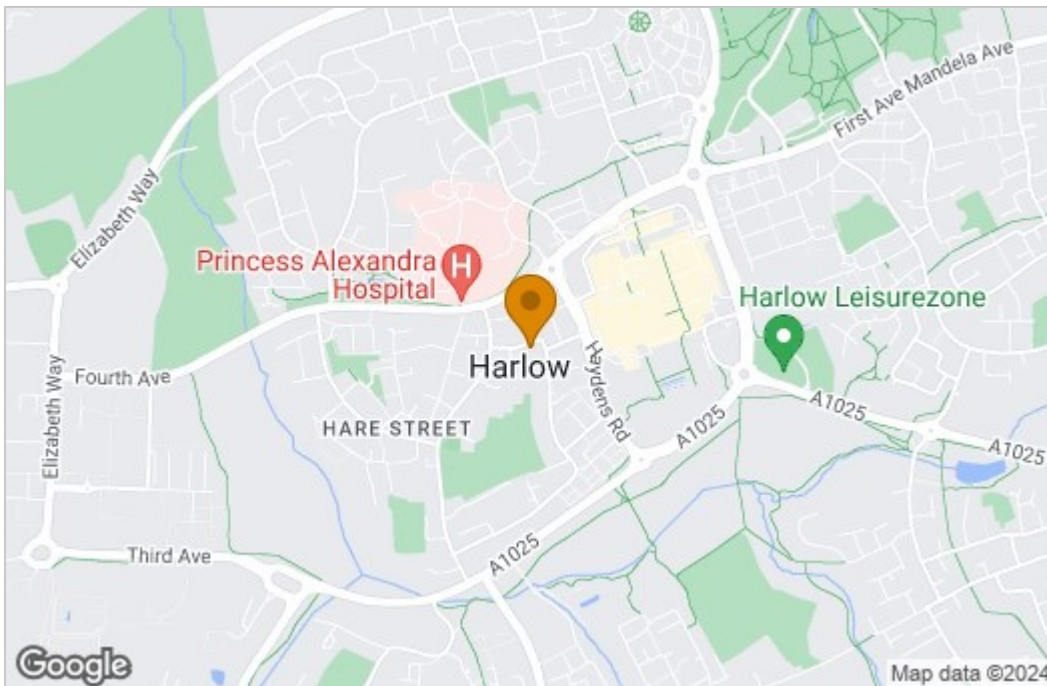


Total area: approx. 68.7 sq. metres (739.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.fotomarketing.co.uk](http://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		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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