



FORTUNE & COATES

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41 Blackbush Spring, Harlow, CM20 3DY

Guide price £350,000

Guide Price- £350,000-£375,000.

Fortune and Coates are excited to welcome to the market this beautifully presented three bedroom end of terrace family home situated in the popular and convenient location of Blackbush Spring, Harlow.

Upon entering, you are greeted by a welcoming porch that leads into an entrance hallway, complete with stairs to the first floor. The heart of the home is the expansive lounge/dining room, which benefits from dual aspects that flood the space with natural light. French patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Lounge/dining room 10'5" x 21'6" (3.18 x 6.56)

Kitchen 8'1" x 13'6" (2.47 x 4.14)

Outbuilding 8'11" x 8'11" (2.74 x 2.72)

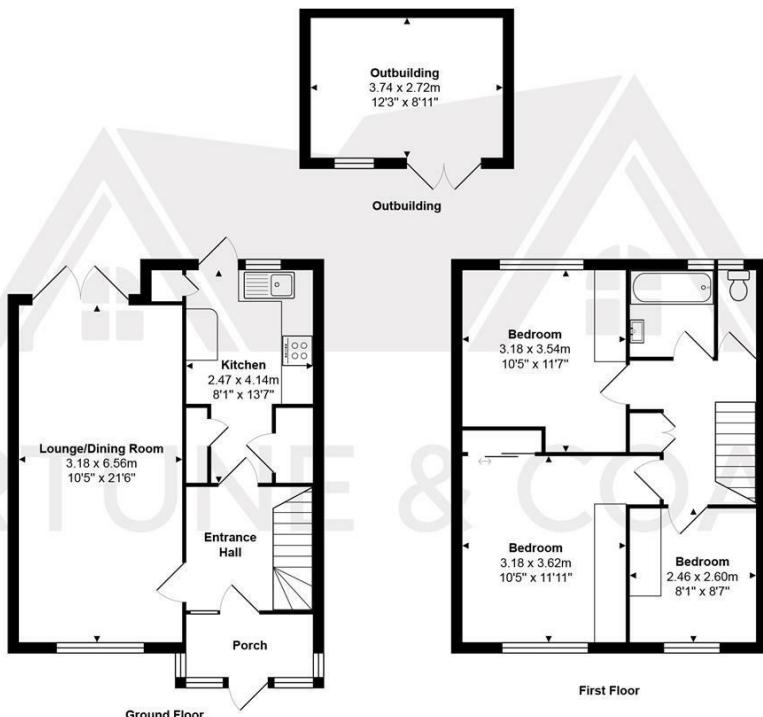
Bedroom 10'5" x 11'7" (3.18 x 3.54)

Bedroom 10'5" x 11'10" (3.18 x 3.62)

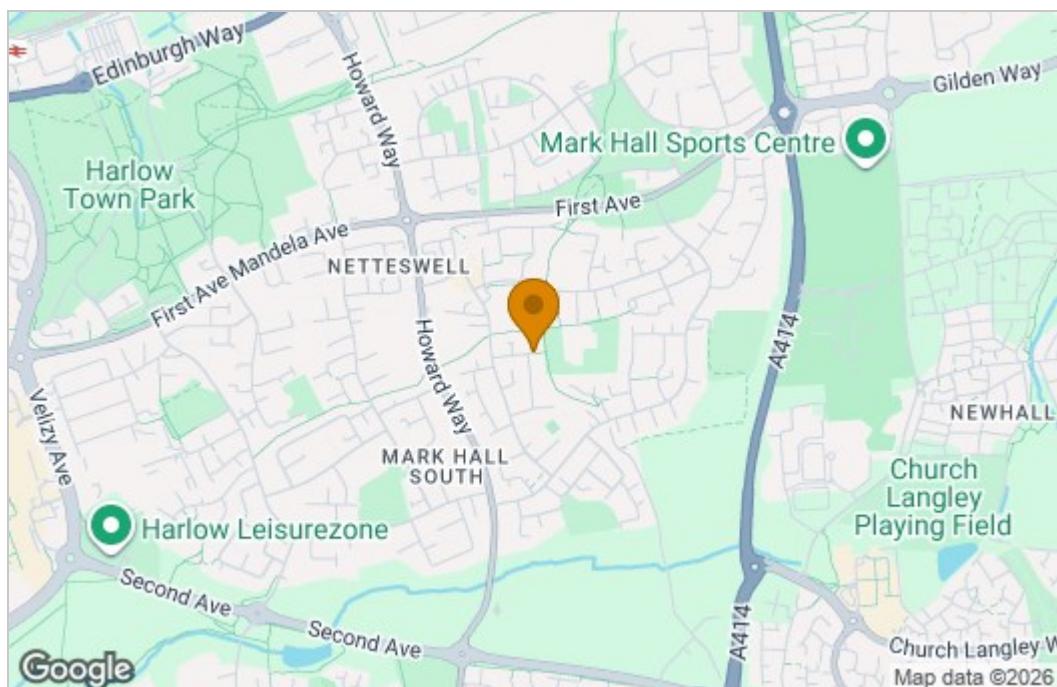
Bedroom 8'0" x 8'6" (2.46 x 2.60)

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



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.