



FORTUNE & COATES

The People's Estate Agent



FORTUNE & COATES



26 Perry Spring, Harlow, CM17 9DG

Guide price £315,000

Guide Price £315,000- £330,000

Fortune and Coates are pleased to offer to the market this delightful two bedroom mid terraced family home located in Perry Spring, Harlow, which is close to local junior and senior schools, local shopping precincts, shops, amenities, great transport links and easy access to the M11. The property is well maintained throughout and comprises entrance hallway with storage cupboard, dual aspect lounge/dining room which is bright and inviting, modern fitted kitchen with range of wall and base, some integrated appliances and door to the rear garden. Upstairs features two double bedrooms and a family bathroom. Outside, the rear garden is low maintenance with artificial grass and seating area, brick built shed and rear access, the front features a small lawn and there is a small with no passing traffic. This would make a great first time buy or investment property and would advise an early viewing.

Lounge/Dining Room 20'9" x 10'11" (widest)
(6.35 x 3.35 (widest))

Kitchen 12'2" x 7'3" (3.71 x 2.21)

Bedroom 14'2" x 8'9" (4.32 x 2.67)

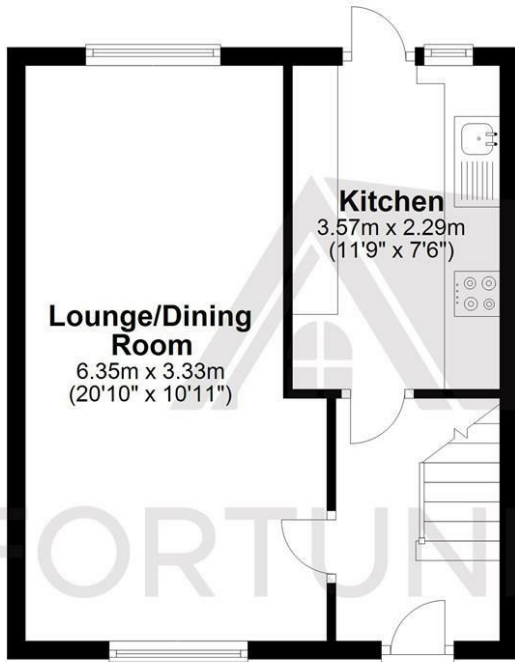
Bedroom 11'3" x 11'10" (3.43 x 3.61)

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

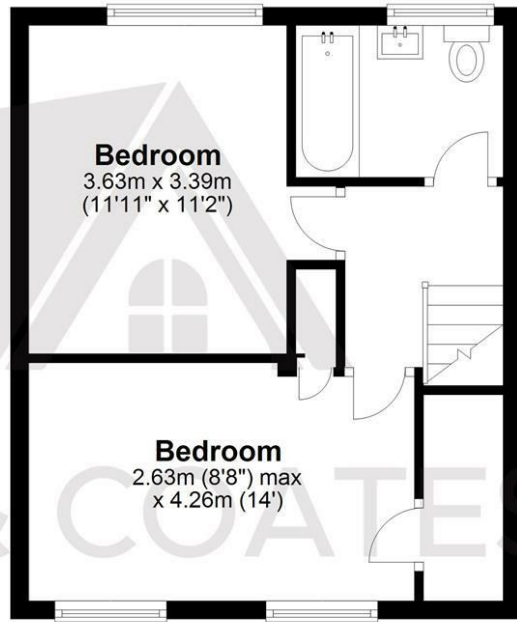
Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 66.5 sq. metres (716.1 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

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.