



FORTUNE & COATES

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163 Great Brays, Harlow, CM18 6DS

Guide price £330,000

Guide Price £330,000-£350,000. Fortune and Coates are delighted to offer to the market this three bedroom mid terraced family home situated in the popular and convenient location of Great Brays, Harlow.

This home is presented to a high standard throughout and comprises an inviting entrance hallway leading to the spacious and bright lounge/dining room which has patio doors that overlook the rear garden. The kitchen is modern and offers a range of wall and base units and some integrated appliances. The home also benefits a utility area which can be accessed from both the entrance hall and the rear garden.

Upstairs has three well proportioned bedrooms and a part tiled family bathroom with separate W.C.
Outside, the well maintained rear garden is un-overlooked and mainly laid to lawn.

Lounge/Dining Room 16'8" x 17'1" (5.09 x 5.23)

Kitchen 9'0" x 10'0" (2.75 x 3.07)

Utility 13'5" x 4'8" (4.09 x 1.44)

Bedroom

Bedroom 11'8" x 8'8" (3.57 x 2.66)

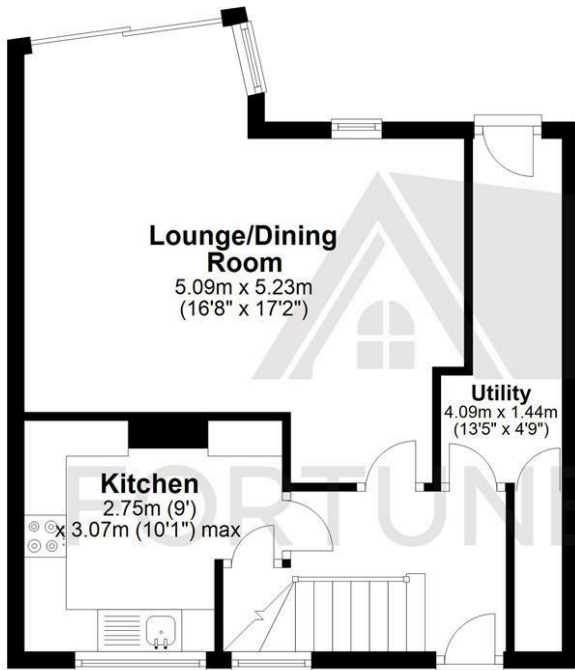
Bedroom 9'0" x 8'8" (2.76 x 2.66)

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

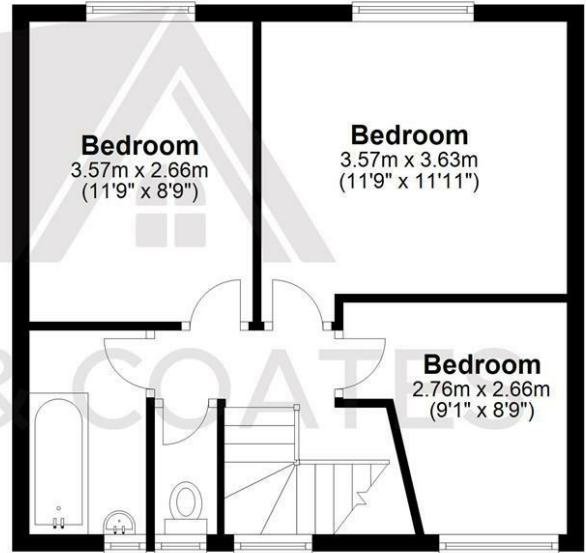
Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)

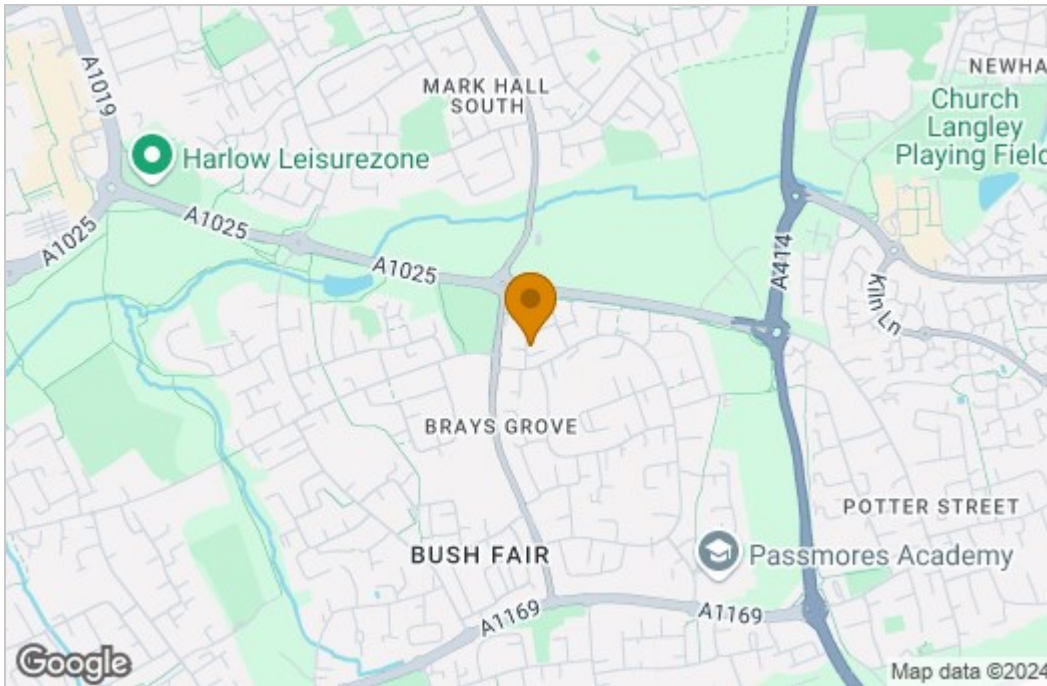


Total area: approx. 81.0 sq. metres (871.7 sq. feet)

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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.