



**FORTUNE & COATES**

The People's Estate Agent

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



**83 Nicholls Field, Harlow, CM18 6EA**

**Guide price £300,000**

Guide Price: £300,000 - £325,000. Fortune and Coates are delighted to welcome to the market this lovely two bedroom mid terraced family home situated in the popular and convenient location of Nicholls Field, Harlow.

This home is well presented throughout and comprises an inviting entrance hallway with stairs to the first floor and access to the utility room with plumbing for washing machine and dishwasher, sink and space for fridge/freezer which is at the front of the home. The spacious and comfortable lounge/diner is naturally light and bright due to dual aspects with patio doors that lead to the rear garden. The kitchen features a range of modern wall and base units with integrated oven and hob, plenty of cupboard space and door to garden.

Upstairs hosts two generously proportioned bedrooms with one hosting fitted wardrobes and a stylish family bathroom. Outside, the large rear garden is mainly laid to

Lounge/Diner 19'3" x 11'3" (5.89 x 3.45)

Kitchen 11'3" x 7'5" max (3.44 x 2.27 max)

Utility 7'8" x 9'3" max (2.36 x 2.83 max)

Bedroom 10'2" x 14'3" (3.10 x 4.36)

Bedroom 10'3" x 9'8" (3.14 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

