









## 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 be it be regarded as representations. All interested parties must verify

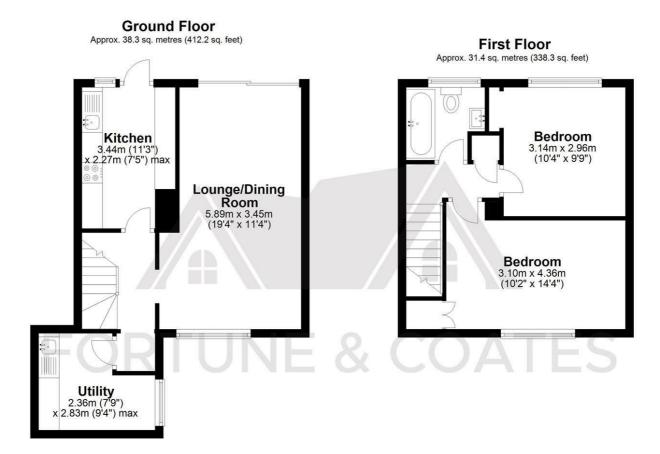
accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the

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.



Total area: approx. 69.7 sq. metres (750.5 sq. feet)

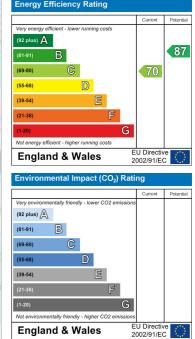
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

## Area Map

## NEWHALL MARK HALL Church SOUTH Langley Playing Field A1025 A1025 Church Langley Way KilnLn BRAYS GROVE CHURCH LANGLEY POTTER STREET BUSH FAIR Harlow Common A1169 Coople Map data @2025

## **Energy Efficiency Graph**



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.