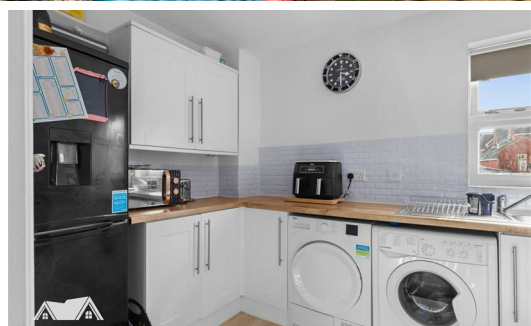




**FORTUNE & COATES**

The People's Estate Agent

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



## 23 Victoria Gate, Harlow, CM17 9TA

**Guide price £250,000**

Guide Price £250,000-£260,000

Fortune and Coates are excited to welcome to the market this lovely two bedroom ground floor maisonette situated in the highly sought after and convenient location of Victoria Gate, Church Langley, Harlow.

This home is well presented throughout and comprises an inviting entrance hallway with access to all rooms and storage cupboard. The lounge is spacious, bright and comfortable with a door into the modern kitchen with a range of wall and base units, integrated oven and hob, boiler, plumbing for a washing machine and plenty of cupboard space. Both bedrooms are well proportioned with space for ample wardrobes. The family bathroom is part tiled with in bath shower.

Outside, there is allocated parking for two vehicles.

Living Room 7'11" max x 10'9" (2.42 max x 3.30)

Kitchen 6'9" x 10'9" (2.06 x 3.30)

Bedroom 10'0" x 11'1" (3.07 x 3.40)

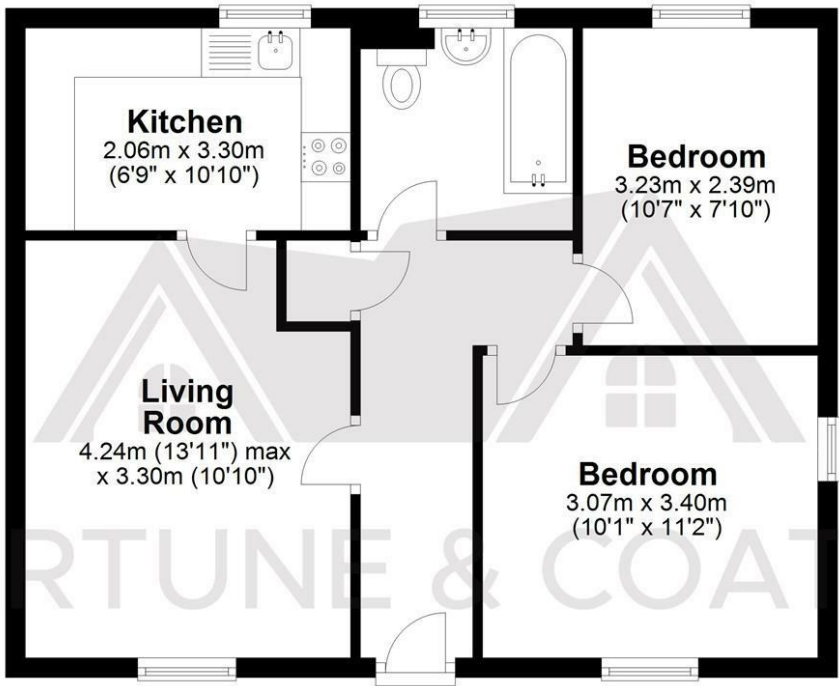
Bedroom 10'7" x 7'10" (3.23 x 2.39)

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.



Ground Floor Apartment

Approx. 51.5 sq. metres (554.0 sq. feet)

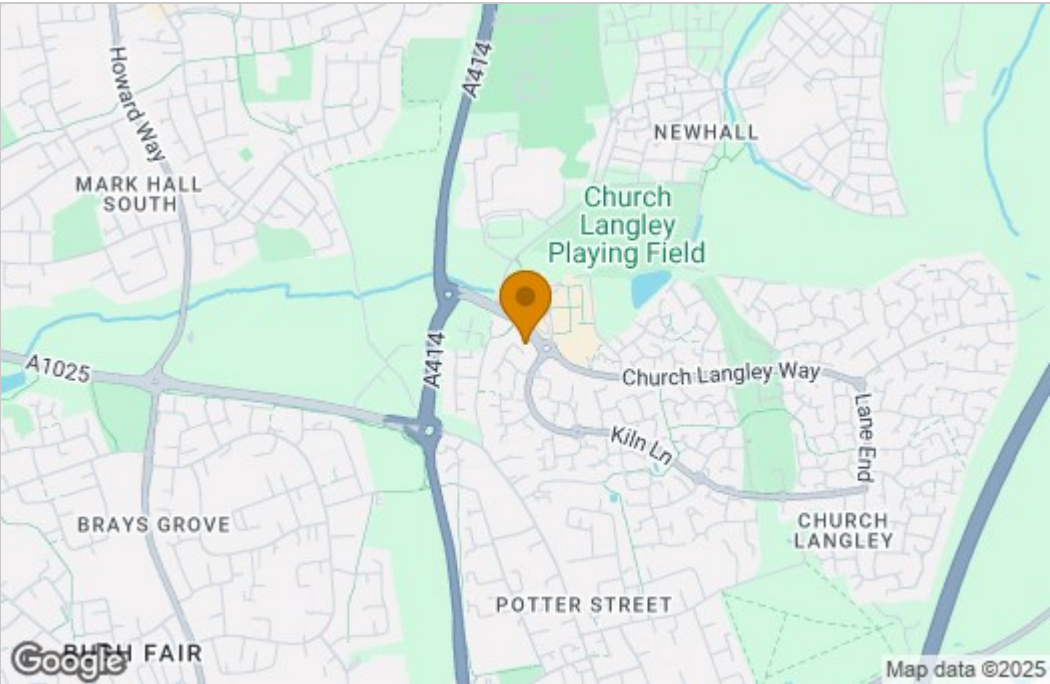


Total area: approx. 51.5 sq. metres (554.0 sq. feet)

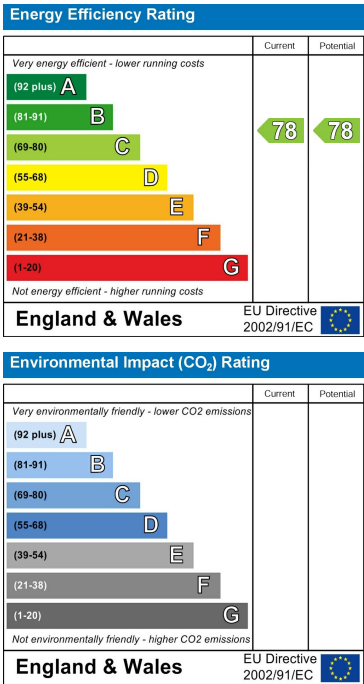
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Area Map



Energy Efficiency Graph



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