



FORTUNE & COATES

The People's Estate Agent

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86 Rushton Grove, Harlow, CM17 9PS

Guide price £325,000

Guide Price £325,000-£350,000

Fortune and Coates are pleased to welcome to the market this two bedroom mid terraced family home situated in the popular and convenient location of Rushton Grove, Church Langley, Harlow.

This home is just waiting for someone to put their mark on it and comprises entrance hallway with cloakroom/W.C and stairs that lead to the first floor. The kitchen offers a range of wall and base units with space for a cooker and plumbing for washing machine and has plenty of cupboard space. The lounge is bright, airy and comfortable with patio doors that overlooks the rear garden. Upstairs features two double bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn with patio area. To the front is allocated parking for one vehicle and a Garage.

Lounge

Kitchen

Bedroom

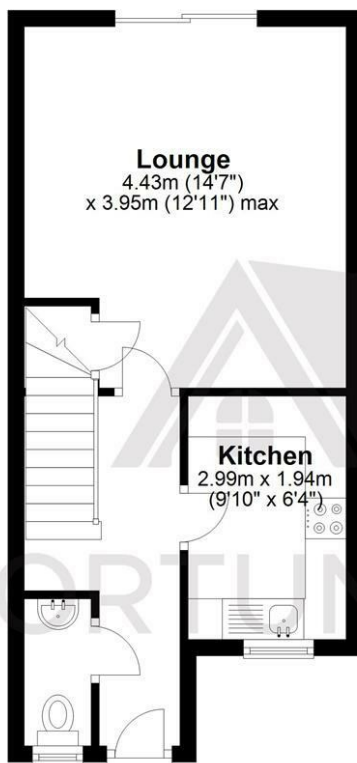
Bedroom

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

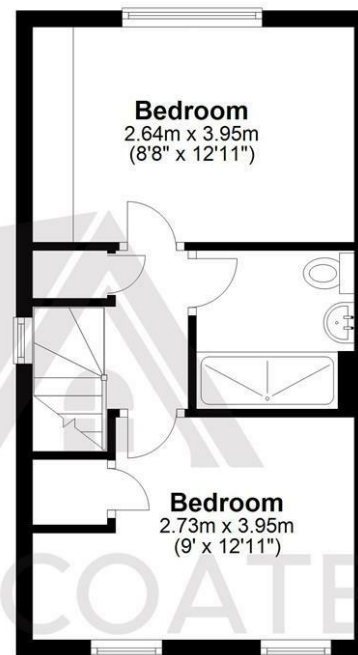
Ground Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)

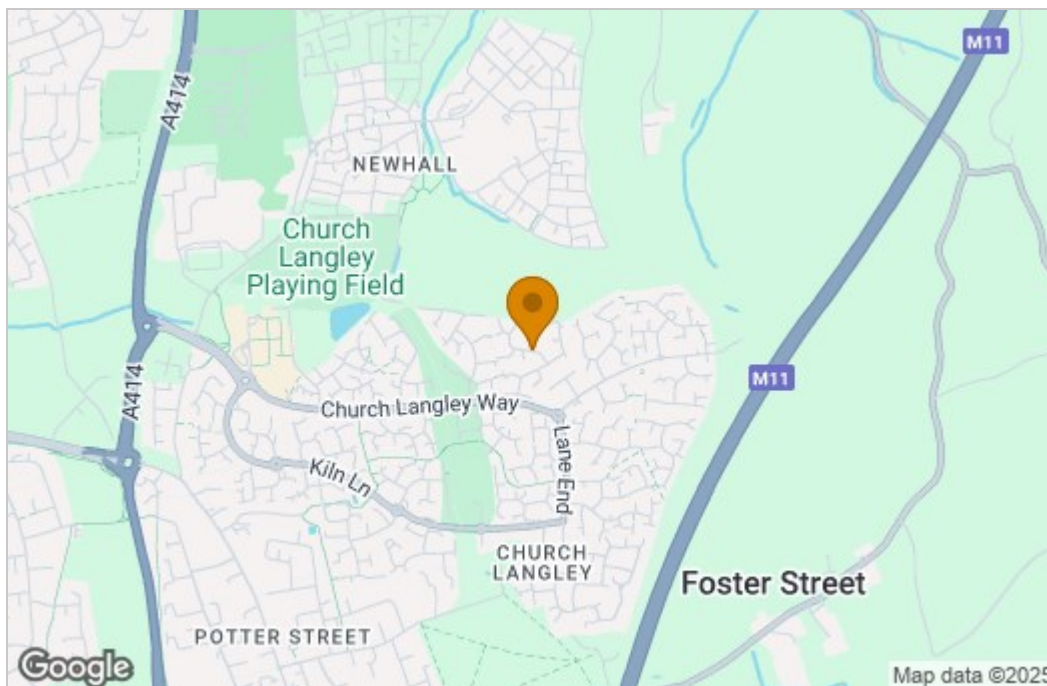


Total area: approx. 61.9 sq. metres (666.1 sq. feet)



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		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.