



**FORTUNE & COATES**

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## 80 Coalport Close , Harlow, CM17 9QS

Fortune and Coates are delighted to offer to the market this three-bedroom, family home situated in the sought after location of Coalport close, Harlow.

Upon entering, you are greeted by an inviting entrance that features a convenient W/C and skylights, allowing natural light to flood the space. The heart of the home is the stylish open-plan kitchen, equipped with an integrated oven, hob, and fridge, alongside a generous array of wall and base units that provide ample storage.

The open-plan lounge and dining area is a bright and airy space, complete with a stylish media wall ideal for entertaining family and friends or simply enjoying a quiet

**£385,000**

# 80 Coalport Close

, Harlow, CM17 9QS



- Two bedroom end of terrace family home
- Nicely presented throughout
- Downstairs W/C
- Close to local amenities
- Spacious lounge/diner
- Early viewing advised

## Lounge/diner

20'2" x 14'2" (6.17 x 4.34)

## Kitchen

13'0" x 9'8" (3.97 x 2.96)

## Bedroom

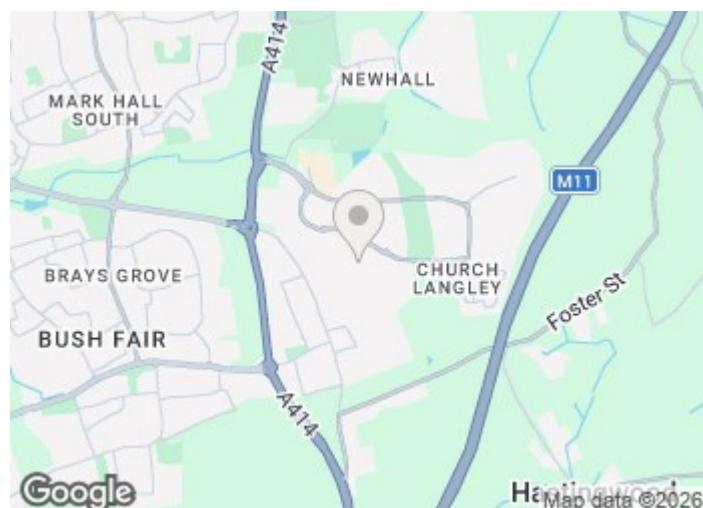
12'9" x 8'3" (3.91m x 2.52)

## Bedroom

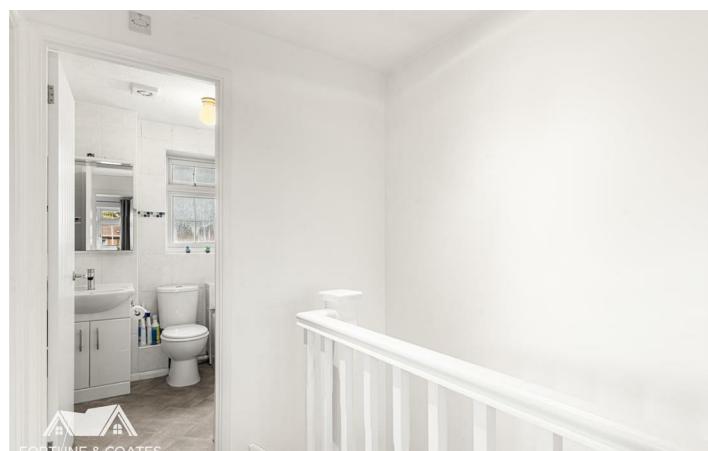
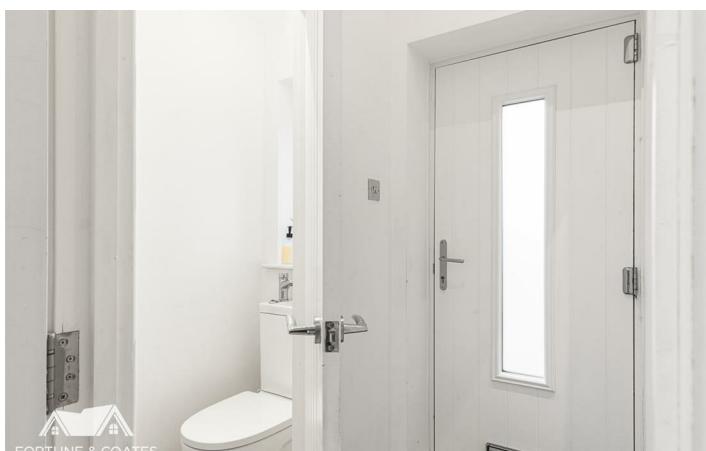
6'4" x 9'3" (1.95 x 2.83)

## Bedroom

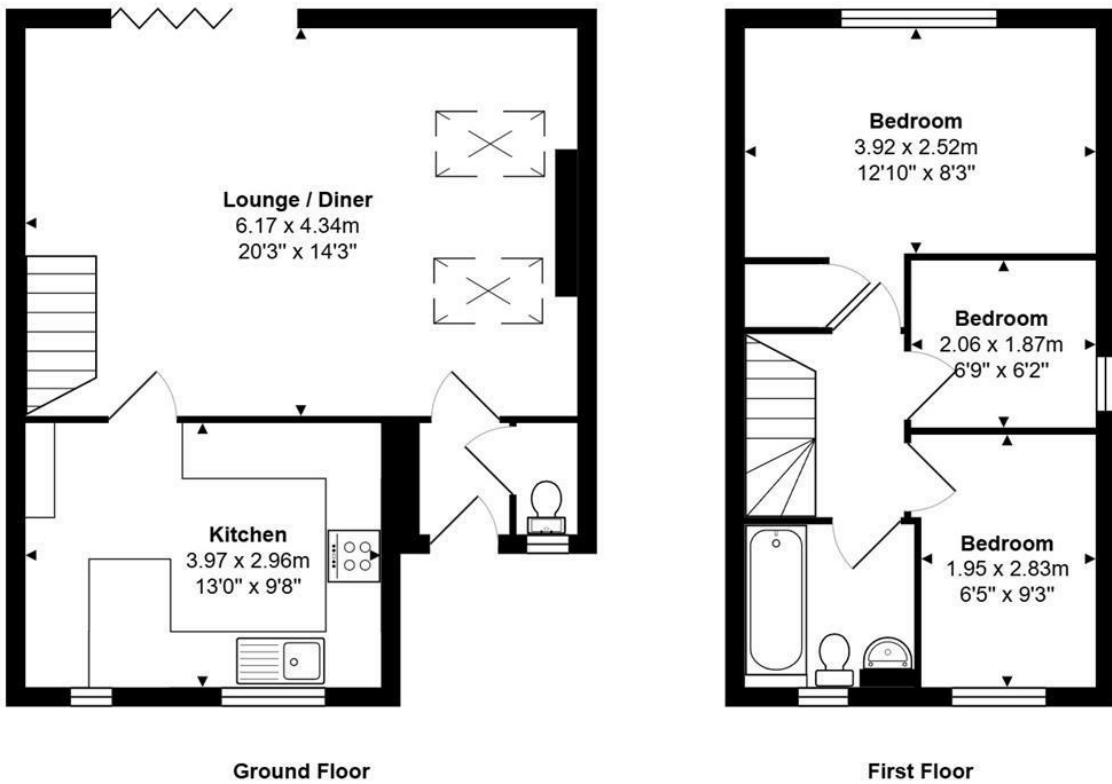
6'9" x 6'1" (2.06 x 1.87)



## Directions



## Floor Plan



Total Area: approx. 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			