



FORTUNE & COATES

The People's Estate Agent

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



25 Mercers, Harlow, CM19 5PN

Guide price £200,000

Guide Price-£200,000-£220,000.

Fortune & Coates are delighted to welcome to the market this well-presented two-bedroom top floor split-level maisonette situated in the popular location of Mercers, Harlow.

Upon entering, you are welcomed into the entrance hallway with stairs rising to the first floor and access to the kitchen and lounge. The kitchen is fitted with a range of wall and base units, offering ample cupboard and worktop space, with an integrated oven and hob, space for a fridge and plumbing for a washing machine, creating a practical and well-designed space for everyday cooking.

Lounge/diner 18'8" x 12'1" (5.7 x 3.7)

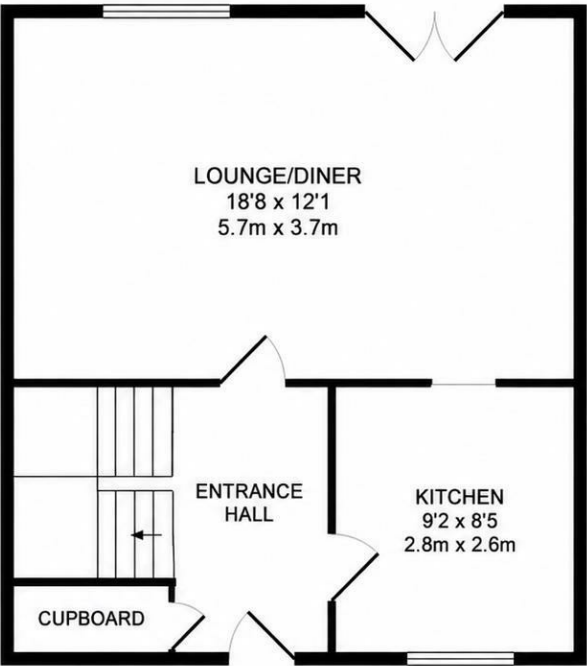
Kitchen 9'2" x 8'6" (2.8 x 2.6)

Bedroom one 13'5" x 9'6" (4.1 x 2.9)

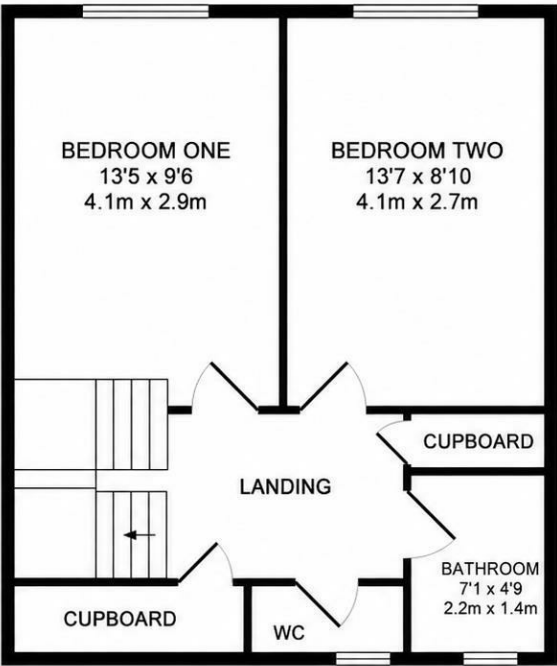
Bedroom two 13'5" x 8'10" (4.1 x 2.7)

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. FLOOR
AREA 398 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(36.9 SQ.M.)

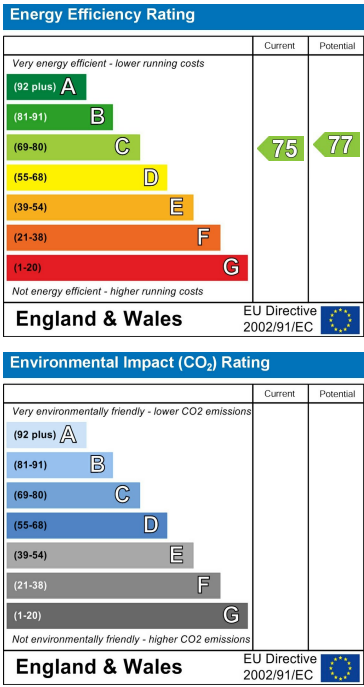
TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 SQ.M.)

This floor plan is for illustrative purposes only. Measurements are approximate and not to scale.
It is for general guidance only and should not be relied upon as a statement of fact.
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Area Map



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.