The Fortunes | Harlow | CM18 6PG

Asking Price £300,000

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A WELL PRESENTED TWO DOUBLE BEDROOM MID-TERRACE HOUSE. The ground floor features a large lounge, modern fitted kitchen with a range of wall and base units and a convenient utility area. The first floor offers two good sized double bedrooms, and a family bathroom suite. The garden is mostly laid to lawn, with patio and benefits from a large shed towards the rear. Other features include UPVC double glazing throughout and gas heating via radiators with a new boiler and new roof installed in 2021. The property is currently let so viewings by appointment only.

- Two Double Bedrooms
- Central Location
- Council Tax Band: C
- Mid Terrace House
- Close To Local Amenities
- EPC Register: C

Front

Located on Tawneys Road. Mostly laid to lawn with UPVC double glazed door to front.

Entrance Hall

UPVC double glazed windows and door to front aspect. Stairs to first floor. Radiator to wall. Internal door to lounge.

Lounge
18'00 x 11'10 (5.49m x 3.61m)
UPVC double glazed French doors leading into garden with windows either side. Vertical radiator to wall. Internal doors to entrance hall and kitchen.

Kitchen
12'00" x 6'04" (3.66m x 1.93m)
Modern fitted kitchen with a range of wall and base units, electric oven and hob with cooker hood above, stainless steel sink and drainer. Radiator to wall. UPVC double glazed window and door to garden. Internal door to lounge, folding door to utility room. Two storage cupboards (one housing gas boiler).

Utility Room
6'10" x 6'04" max (2.08m x 1.93m max)
UPVC double glazed window to front aspect. Storage cupboard under stairs. Cupboard housing electrics and meters. Folding door to kitchen.

Landing
Stairs to ground floor. Internal doors to bedrooms and bathroom. UPVC double glazed window to front aspect.

Bedroom One
16'02" x 9'08" (4.93m x 2.95m)
UPVC double glazed window to rear aspect. Radiator to wall. Storage cupboard above stairs. Internal door to landing.

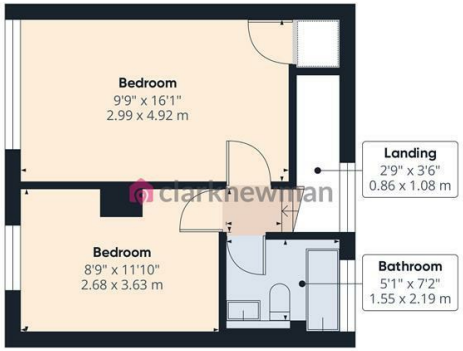
Bedroom Two
12'00 x 6'07 (3.66m x 2.01m)
UPVC double glazed window to rear aspect. Radiator to wall. Internal door to landing.

Bathroom
6'10 x 5'06 (2.08m x 1.68m)
White three piece suite with shower attachment and glass screen over bath. UPVC double glazed window to front aspect. Internal door to landing.

Garden
45' approx (13.72m approx)
Paved patio area with garden mostly laid to lawn. Concrete path leading to timber shed at rear of garden.

Local Area
The Fortunes is conveniently located within a short walk of local schooling and Bush Fair Shopping Centre providing all amenities.

Floor 0



Floor 1

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Approximate total area[1]
694.61 ft²
64.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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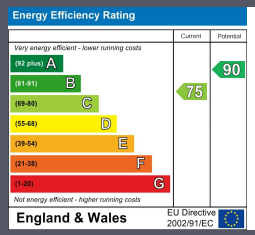

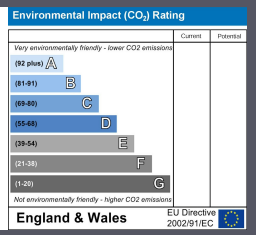

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