



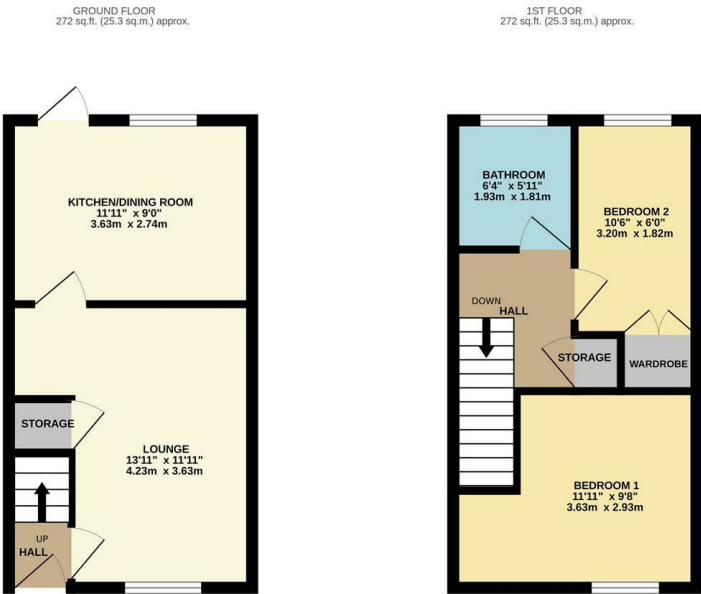
Coalport Close, Church Langley, CM17 9RD
Guide Price £315,000



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****Guide Price £315,000 - £325,000**** A CHAIN FREE two bedroom mid terrace home with allocated parking in the ever popular Church Langley development benefitting from many upgrades over the last few years including double glazed windows installed in 2021 and a boiler installed in 2021 . Internally the accommodation comprises a bright lounge, kitchen/diner to the rear, two bedrooms with a modern family bathroom and multiple storage cupboards. Externally there is a low maintenance rear garden, an allocated parking space to the front with a plenty of on street parking available for visitors. This property represents an ideal first time buy or investment purchase, with a potential monthly rent of £1450 producing a yield of 5.61%.

Coalport Close is located within Church Langley, a short walk to local schools, Tesco and just an 8 minute drive to Harlow Mill Station with direct trains to both London and Cambridge. As previously mentioned the property is being offered with no onward chain.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.