

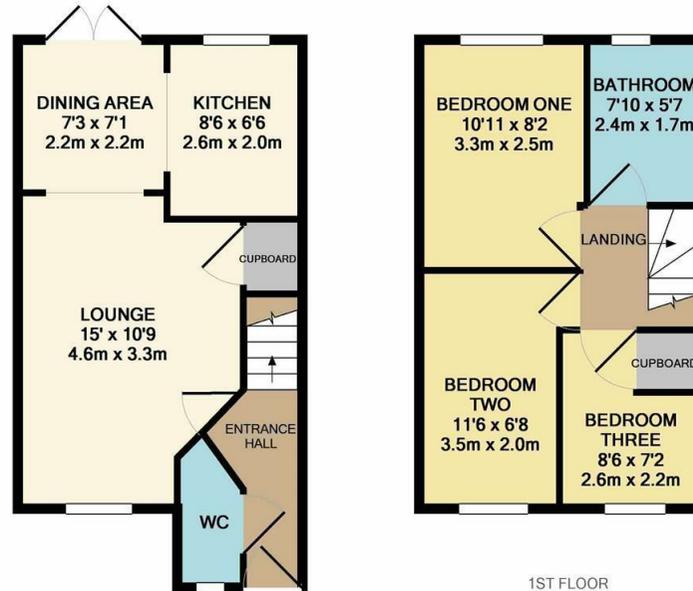


Coalport Close, CM17 9RB, Church Langley, CM17 9RB
£365,000

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Coalport Close, CM17 9RB, Church Langley, CM17 9RB

Offered with no onward chain is this three bedroom end terrace house with driveway and corner plot offering off road parking for 3/4 vehicles, tucked at the end of a quiet cul-de-sac. The property comprises an entrance hall with a cloakroom/WC leading to a lounge, dining area, kitchen with a range of fitted wall & base level units, landing, three bedrooms and a family bathroom with a three piece-suite. Outside the rear garden is laid to lawn with a patio area and side access leading out to the front and driveway. Coalport Close is located off of Kiln Lane, within walking distance of excellent local schools, shops and open fields.



GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.0 SQ.M.)

721
TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.

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