



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

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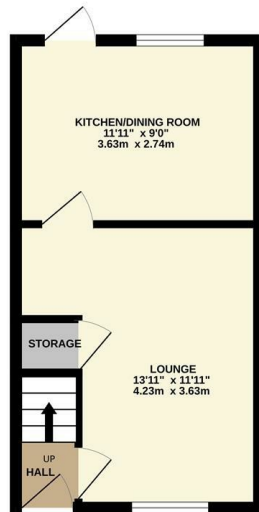
Coalport Close, Church Langley, CM17 9RD

****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. 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.

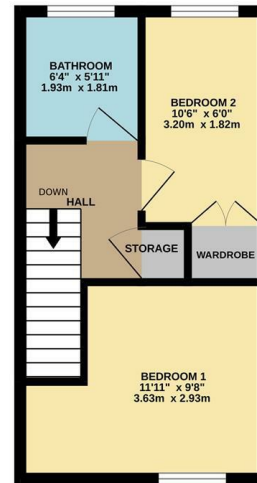
Coalport Close is located within Church Langley, a short walk to local schools, Tesco and just an 8 minute drive to Harlow Mill Station with direct trains to both London and Cambridge. As previously mentioned the property is being offered with no onward chain.



GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



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 error or omission in measurement. The plan is illustrative purposes only and should be used as a guide only 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.
Made with Metropex iC026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(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			89
(81-91) B			
(69-80) C			
(55-68) D			
(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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