



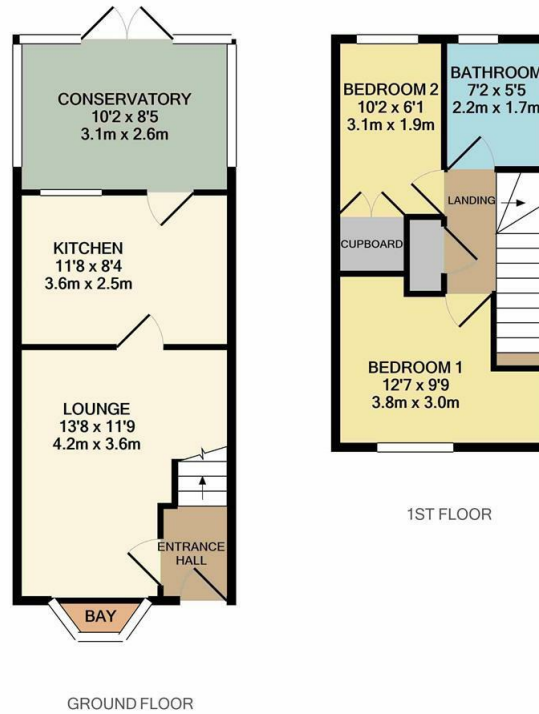
Coalport Close, Church Langley, CM17 9RB
£1,300 Per Month

2 1 2 C

A set of icons representing property features: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '2', and a lightbulb icon with the letter 'C'.

Coalport Close, Church Langley, CM17 9RB

A two bedroom terraced house with conservatory and allocated parking. The property comprises an entrance hall leading to a lounge, kitchen with a range of modern wall & base level units, conservatory, landing, two bedrooms and a bathroom with a white three piece-suite. Outside the rear garden offers decking and AstroTurf areas with side access. The property is available NOW on an unfurnished basis with some white goods.



1ST FLOOR

GROUND FLOOR

REYLANDJOHNSON/CC

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			87
(69-80) C		70	
(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			
(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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