



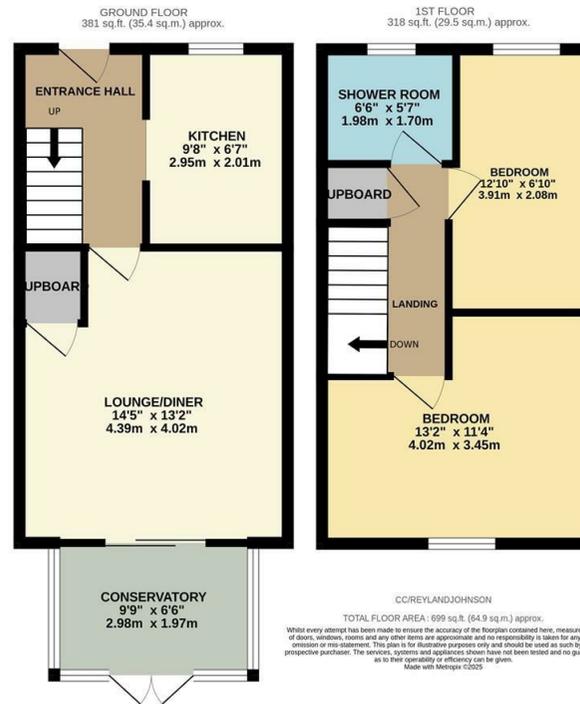
Coalport Close, Church Langley, CM17 9RD  
£325,000

2 1 1 C

A set of property icons: a bed icon, a bathtub icon, a sofa icon, and a lightbulb icon with the letter C.

# Coalport Close, Church Langley, CM17 9RD

Offered with no onward chain is this well presented, two bedroom family home located at the end of a quiet cul-de-sac in Church Langley with one allocated parking space. On the ground floor there is an entrance hallway leading to a modern kitchen with a range of fitted wall and base units, a large lounge/diner and a bright conservatory, whilst upstairs there are two bedrooms and a well presented shower room (formerly a bathroom). Outside the rear garden is mainly laid to shingle, with a path leading to side access out to the front of the property, where there is the allocated parking. Coalport Close is located just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	73		78
England & Wales	EU Directive 2002/91/EC	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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