



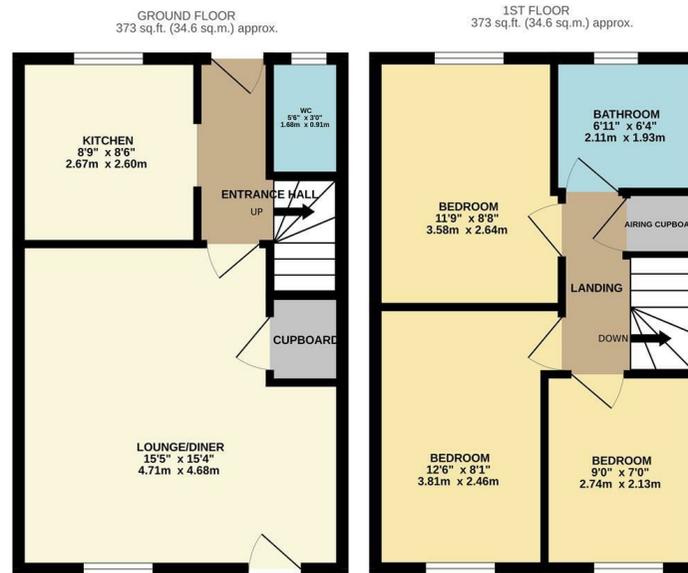
Coalport Close, Church Langley, CM17 9RD
£400,000

3 1 1

A set of icons representing the property's features: a bed icon followed by the number 3, a bathtub icon followed by the number 1, and a sofa icon followed by the number 1. To the right of these is a lightbulb icon.

Coalport Close, Church Langley, CM17 9RD

Located at the end of a quiet cul-de-sac is this beautifully presented, three bedroom end terrace home with two parking spaces. As you enter there is a hallway leading to a large lounge/diner, a modern fitted kitchen with a range of wall and base units and a cloakroom/WC, whilst upstairs there are three bedrooms and a beautiful family bathroom with a white three piece suite. Outside, the rear garden is laid to patio and pebbles, with a shed that has power and side access leading out to the front with the two parking spaces. Coalport Close is located just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



CC:REYLANDJOHNSON
 TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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