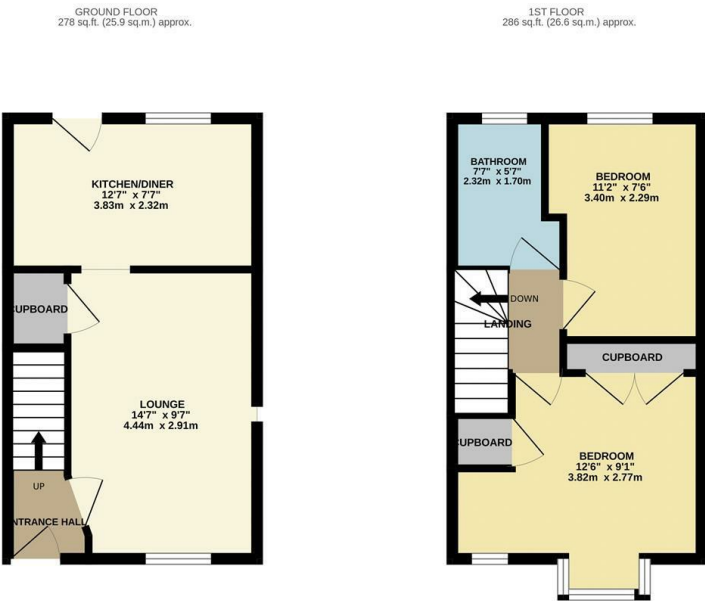


Doulton Close, Church Langley, CM17 9RG
£340,000



Doulton Close, Church Langley, CM17 9RG

****CHAIN FREE**** Set back from the road with just two other properties, this recently refurbished two-bedroom terraced home is offered to the market chain free and benefits from a newly fitted kitchen and bathroom, parking and a larger-than-average garage. The accommodation comprises an entrance hall, a comfortable living room and a well-appointed kitchen/diner, while upstairs there are two well-proportioned bedrooms and a bathroom fitted with a modern white three-piece suite. Outside, the property offers a driveway to the front of the larger-than-usual garage. There is also an additional area of land to the side of the garage, which could potentially provide further parking, subject to any necessary consents. To the rear is a pleasant garden, mainly laid to lawn with both patio and decking areas, providing plenty of space for outdoor seating and entertaining. The garden also benefits from rear access. Doulton Close is located within the popular Church Langley development offering local shops, schools and playing fields nearby. Chain Free.



REYLANDJOHNSONDC
TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix G2026



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-91) B		
(69-80) C			(49-80) C		
(55-68) D			(35-68) D		
(39-54) E			(21-54) E		
(21-38) F			(11-38) 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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.