



Coalport Close, CM17 9RB
Harlow





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Kings Group - Church Langley are pleased to offer on a CHAIN FREE basis, this TWO BEDROOM TERRACED HOUSE on Coalport Close. Located in the heart of CM17, this property is comprised of two bedrooms, family bathroom and open plan lounge/kitchen. The house also benefits from an approx 25ft rear garden and allocated parking. Nearby are a number of local shops and amenities including Kiddi Caru Day Nursery as well as Tesco supermarket. The house is within the catchment area of both Henry Moore & Church Langley Primary Schools as well as sought after secondary schools including Mark Hall, Passmores & Leventhorpe Academies. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford and Stansted Airport. To arrange a viewing, please do not hesitate to get in touch.

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Enquire to book into our open day.

£1,525 Per Month



- EPC Rating C
- Council tax band C
- NEW WINDOWS AND DOORS
- Catchment of Henry Moore & Church Langley Primary Schools

- Just been renovated throughout
- Allocated Parking
- Walking distance to local shops including Tesco
- Ease of Access to A414 & M11

Entrance Hall 2'10 x 5'07 (0.86m x 1.70m)

Kitchen 6'01 x 9'11 (1.85m x 3.02m)

Roll top work surfaces, space for oven, space for fridge freezer, sink drainer unit.

Lounge 8'11 x 11'11 (2.72m x 3.63m)

Sliding doors leading to the garden, double radiator, power points, tv points and telephone points, wooden flooring.

Landing 5'04 x 6'00 (1.63m x 1.83m)

Bedroom 1 8'07 x 9'03 (2.62m x 2.82m)

double glazed windows to front, single radiator, carpeted flooring, power points

Bedroom 2 5'11 x 10'03 (1.80m x 3.12m)

double glazed windows to rear, power points, single radiator.

Bathroom 5'07 x 7'03 (1.70m x 2.21m)

Bath with shower attachment, pedestal sink, low flush W.C, windows to the rear.

Garden (Approx 25ft)



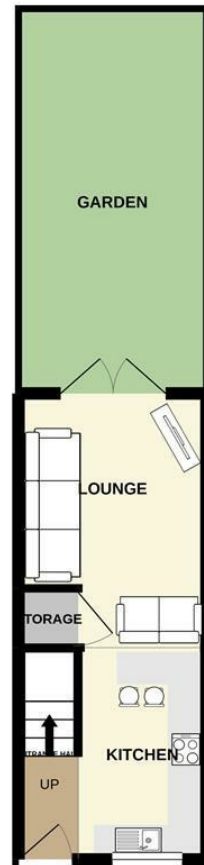
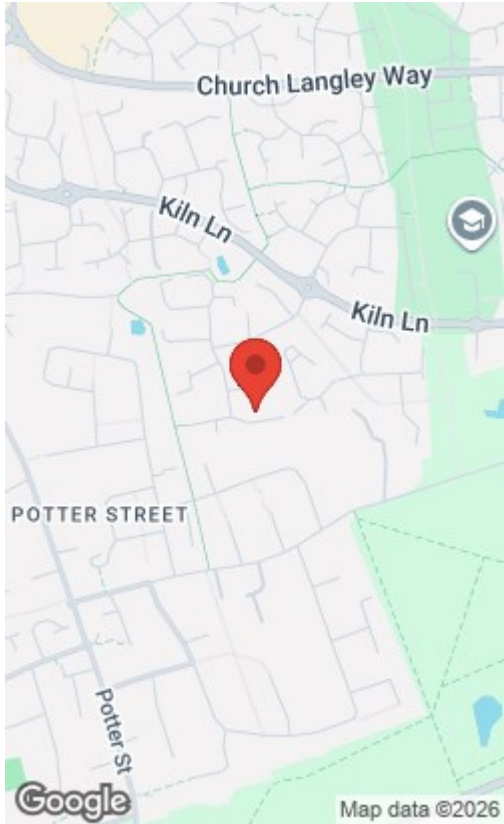






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	90

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		



Temple
Chambers
CHARTERED SURVEYORS

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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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