



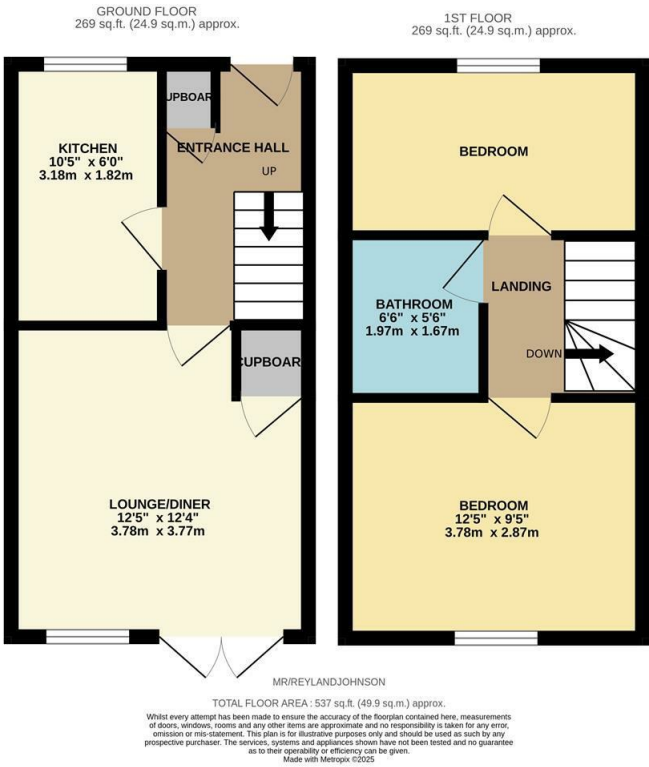
Mallards Rise. CM17 9PL, Church Langley, CM17 9PL  
Guide Price £290,000





# Mallards Rise. CM17 9PL, Church Langley, CM17 9PL

GUIDE PRICE: £290,000 - £300,000. Offered with no onward chain and located in a quiet cut-de-sac in Church Langley is this two bedroom terrace home with allocated parking, that needs some modernising. On the ground floor there is an entrance hallway leading to a kitchen with a range of fitted wall and base units an a lounge/diner, whilst upstairs there are two double bedrooms and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a patio area and shed, with the allocated parking and lawn to the front. Mallards Rise is located just off Church Langley Way, just a short walk from 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) A		88	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.