

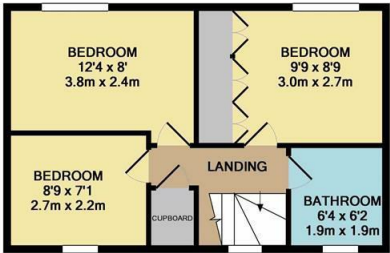
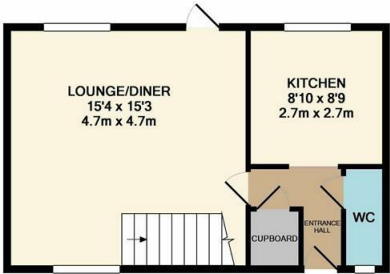


Coalport Close, Church Langley, CM17 9QS
£1,800 Per Month



Coalport Close, Church Langley, CM17 9QS

A three bedroom detached home with garage & driveway. The property is available from early May 2025 on an unfurnished basis and has accommodation comprising of an entrance hall, ground floor W.C, fitted kitchen which has a range of wall & base units and whites good, a lounge/diner with access to the garden. The first floor has a family bathroom and three bedrooms, the rear garden is laid to lawn and decking and the garage is to the side.

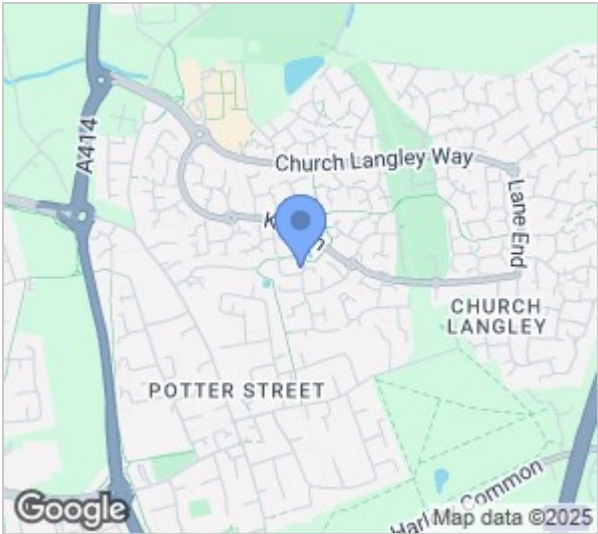


TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
	Current	Potential		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			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.