



Coalport Close, CM17 9QS
Essex





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Nestled in the charming Coalport Close of the ever so popular Church Langley Development, this delightful Two Bedroom Semi-Detached House is a gem waiting to be discovered. The chain-free status of this house adds to its appeal, allowing for a smooth and hassle-free transition for potential buyers.

This property would be an ideal purchase of a First Time Buyer or someone looking to downsize.

This property boasts an inviting entrance hall leading to a spacious lounge/diner, perfect for entertaining guests or simply unwinding after a long day. The kitchen features a range of wall and base units, offering ample storage space for all your culinary needs.

With two generously sized double bedrooms, this home provides a comfortable and cosy retreat for you and your loved ones. The property also includes a family bathroom benefiting from three piece suite, ensuring convenience and privacy for all residents.

Outside, you will find a rear garden which is mainly laid to lawn benefiting from side access. This family home has the added benefit of a driveway with a parking space for one car, making coming home a breeze.

The property is within the catchment area for sought after Primary and Secondary schools. There is ease of access to the M11/M25 providing direct links into London, Stansted and Cambridge.

Whether you're looking to step onto the property ladder or seeking a new place to call home, this semi-detached house offers a wonderful opportunity to create lasting memories in a desirable location. Don't miss out on the chance to make this house your own and experience the joys of living in this welcoming community.

Offers In The Region Of £325,000



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- TWO BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- CLOSE TO LOCAL SHOPS
- REAR GARDEN WITH SIDE ACCESS
- EPC RATING: D

Hallway 5'80x6'81 (1.52mx1.83m)

Double radiator, tiled flooring, storage cupboard, power points.

Lounge 13'07x15'02 (4.14mx4.62m)

Laminate flooring, TV aerial point, power points, double glazed doors leading to garden

Kitchen 6'93x9'73 (1.83mx2.74m)

Double glazed windows to front aspect, tiled flooring, tiled splash backs, base and wall units with roll top work surfaces, space for cooker, gas oven, electric hob, space for fridge freezer, plumbing for washing machine, power points

Bedroom 1 13'03x11'19 (4.04mx3.35m)

Double glazed windows to rear aspect, single radiator, built in storage cupboard, power points

Bedroom 2 6'38x12'87 (1.83mx3.66m)

Double glazed windows to front aspect, textured ceiling, single radiator, laminate flooring, power points

Bathroom 6'38x6'27 (1.83mx1.83m)

Double glazed windows to front aspect, single radiator, laminate flooring, panel enclosed bath with mixer tap and shower attachment, wash basin with separate taps, low level flush WC

Garden

Mainly laid to lawn with patio area, side access

Flood Risk: Very Low

Build: Standard Construction

Tenure: Freehold

Parking: Driveway For One Car

- DRIVEWAY FOR ONE CAR
- DOUBLE BEDROOMS
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- SPACIOUS LOUNGE
- COUNCIL TAX BAND: C

EPC: D

Council Tax Band: C





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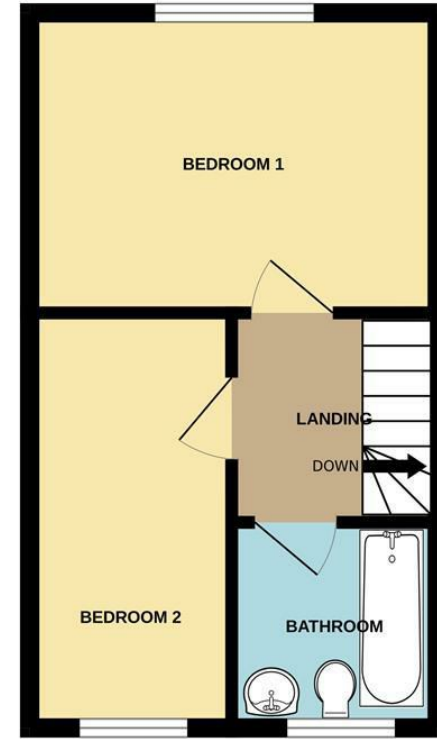
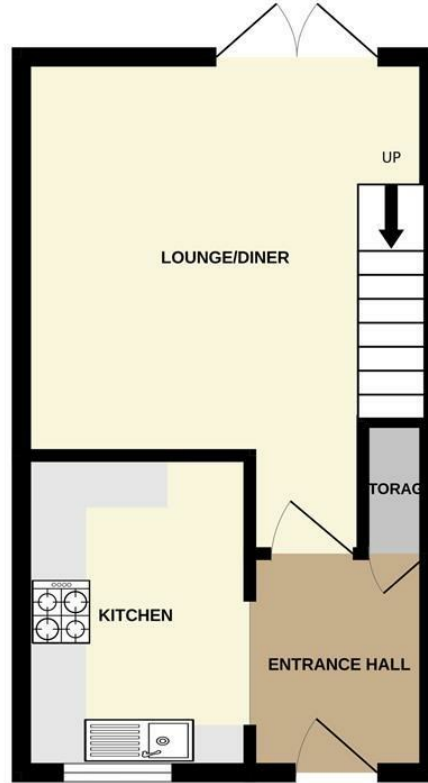
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	87		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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		England & Wales EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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