



- Mid Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Two Parking Spaces

Coalport Close, Church Langley, Essex, CM17 9QS

Asking Price Of £260,000

A WELL PRESENTED TWO DOUBLE BEDROOM HOUSE with two private parking spaces. The ground floor comprises of a modern fitted kitchen, spacious lounge and a west facing garden. Upstairs features two good sized bedrooms and a family bathroom suite. The property benefits from UPVC double glazed windows and doors, gas heating via radiators and is being sold with no onward chain. Viewings recommended.



Property Description

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ENTRANCE HALL

UPVC double glazed front door, single radiator. Laminate flooring, storage cupboard. Internal door leading to Lounge, archway leading to Kitchen.

KITCHEN

6' 11" x 9' 9" (2.11m x 2.97m) UPVC double glazed window. Gas boiler to wall serving central heating. Modern wall and base units with laminate worktops. Space for freestanding cooker, fridge/freezer and plumbing for washing machine.

LOUNGE

13' 01" x 17' 09" narrowing to 14' 03" (3.99m x 5.41m) UPVC double glazed patio door and window to rear garden. Double radiator to wall. TV points and heating thermostat to wall. Stairway leading to first floor.

LANDING

Loft hatch, storage cupboard. Internal doors leading to bedrooms and bathroom.





BEDROOM ONE

13' 0" x 11' 04" (3.96m x 3.45m) UPVC double glazed window to rear, single radiator. Storage cupboard.

BEDROOM TWO

12' 09" x 6' 6" (3.89m x 1.98m) UPVC double glazed window to front, single radiator.

BATHROOM

5' 06" x 6' 03" (1.68m x 1.91m) UPVC double glazed window to front, chrome heated towel rail. White three piece suite with panelled bath. Medicine cabinet to wall.



GARDEN

25' Approx. Mostly laid to lawn with paved area by rear doors. Wooden garden shed and rear access through gate.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

