Coalport Close | Church Langley | Harlow | CM17 9RB

Asking Price £330,000

clarknewman

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A RECENTLY RE-DECORATED TWO BEDROOM MID TERRACE HOUSE benefitting from two (potential of three) parking spaces. The ground floor comprises of a large entrance hall, bright and airy lounge, fitted kitchen with a range of wall and base units offering ample dining space. The first floor boasts a generously sized double bedroom, single bedroom with fitted wardrobes and luxury fitted family bathroom suite. The private South facing garden has been recently re-landscaped and offers patio, artificial grass and rear access. Other features include, new combination boiler and UPVC double glazed windows throughout which have been replaced within the last two years. Viewings highly recommended.

- Two Bedrooms
- Two Parking Spaces (Potential for Three)
- Council Tax Band: C
- Mid Terrace House
- Sought After Location
- EPC Rating: C

Front

Two allocated parking spaces (potential for three spaces). Private front garden. Power to front.

### Entrance Hall
UPVC double glazed front door, spacious entrance hall and stairs to first floor. Internal door to lounge and radiator to wall.

### Lounge
13'11 x 8'09 (4.24m x 2.67m)
Bright and airy lounge with large UPVC double glazed window to front, storage cupboard and internal door to Kitchen. Radiator to wall.

### Kitchen
8'05 x 8'11 (2.57m x 2.72m)
Fitted kitchen with a range of wall and base units benefitting from integral oven, hob and extractor fan above, space for fridge freezer and plumbing for washing machine. UPVC double glazed window and door to garden.

Ample dining space and radiator to wall.

### Landing
Spacious landing with internal doors to bedrooms and bathroom. Loft hatch and storage cupboard.

### Bedroom One
9'05 x 11'11 (2.87m x 3.63m)
Large double bedroom with plenty of space for wardrobes, UPVC double glazed window and radiator to wall.

### Bedroom Two
10'03 x 6'00 (3.12m x 1.83m)
Generously sized single bedroom with fitted wardrobes, UPVC double glazed window and radiator to wall.

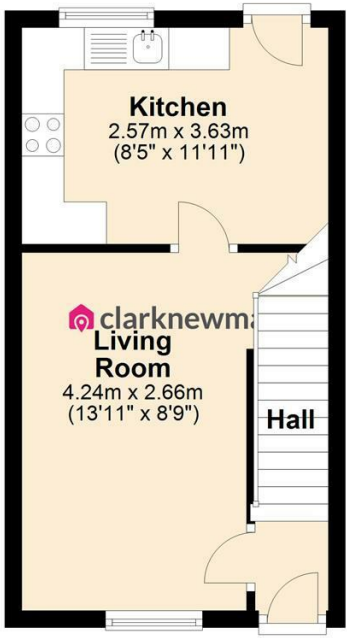
### Bathroom
1'03 x 5'07 (0.38m x 1.70m)
Luxury fitted family bathroom suite benefitting from bath with shower, vanity sink and toilet. UPVC double glazed window and radiator to wall.

### Garden
Recently re-landscaped private South-facing Garden with limestone patio, artificial grass, wooden shed and rear access. Power to rear.

### Local Area
Coalport Close is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Further benefits include good transport link and a short walk from Harlow Common fields.

## Ground Floor

Approx. 25.1 sq. metres (270.0 sq. feet)

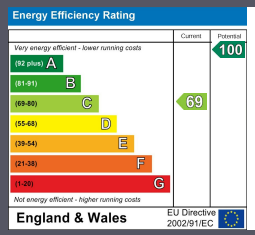


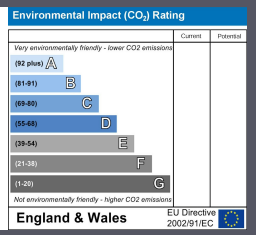

## First Floor

Approx. 25.1 sq. metres (270.2 sq. feet)

Total area: approx. 50.2 sq. metres (540.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other iteams are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.

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