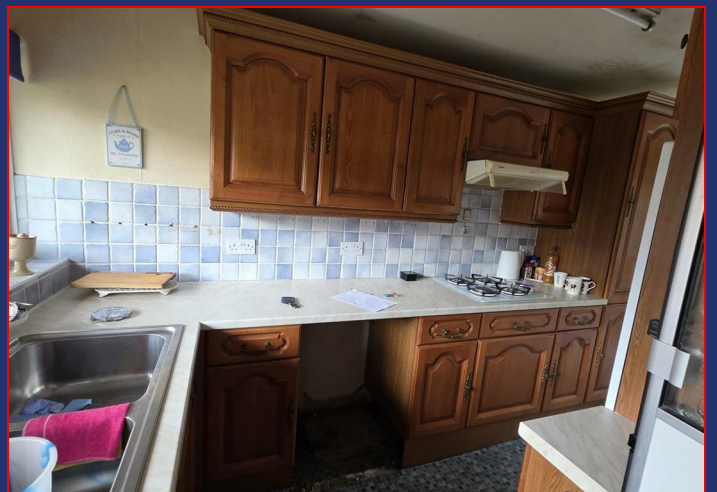


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Cullings Court, EN9 3ED



£340,000 Freehold



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Mobile (based on calls indoors)

O2 Good
EE Average
Three Average
Vodafone Average
Broadband (estimated speeds)
Standard 6 mbps
Superfast 91 mbps
Ultrafast 1800 mbps
Satellite & Cable TV Availability
BT
Sky
Virgin

LOUNGE 13 x 12'11

KITCHEN 19'1 x 6'2

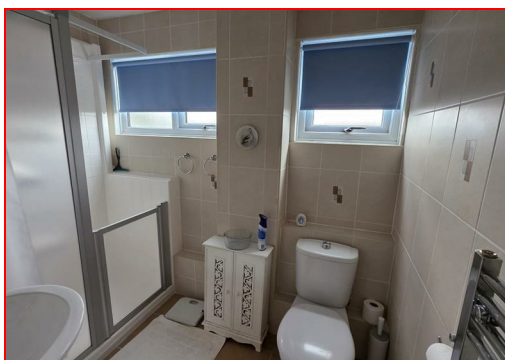
BEDROOM 12 x 10'4

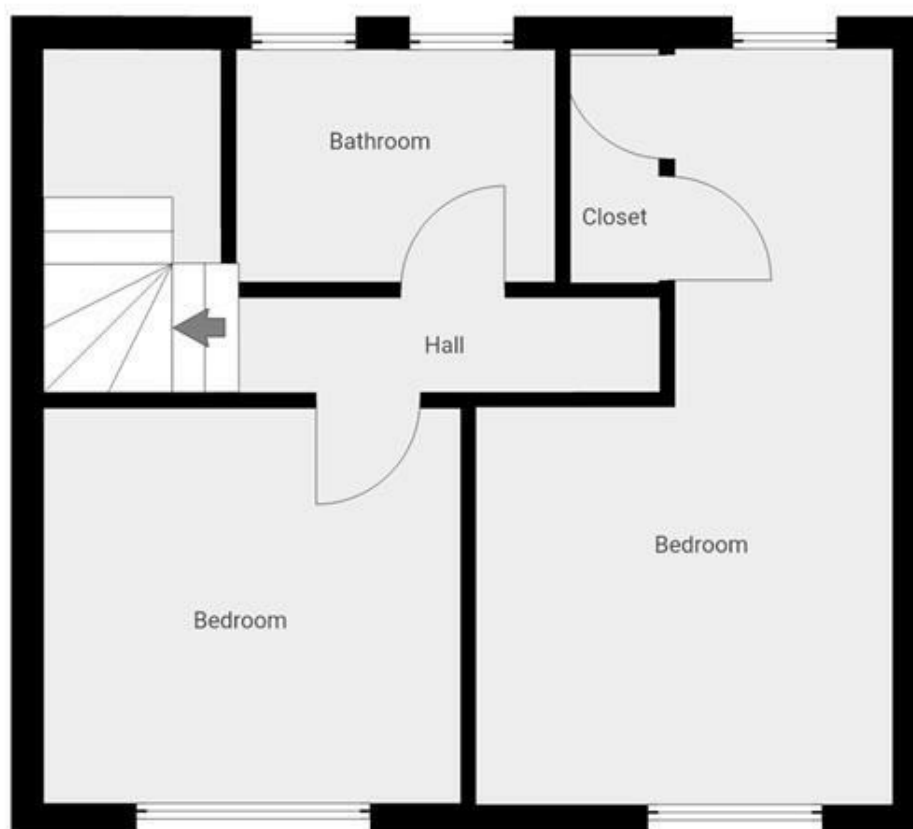
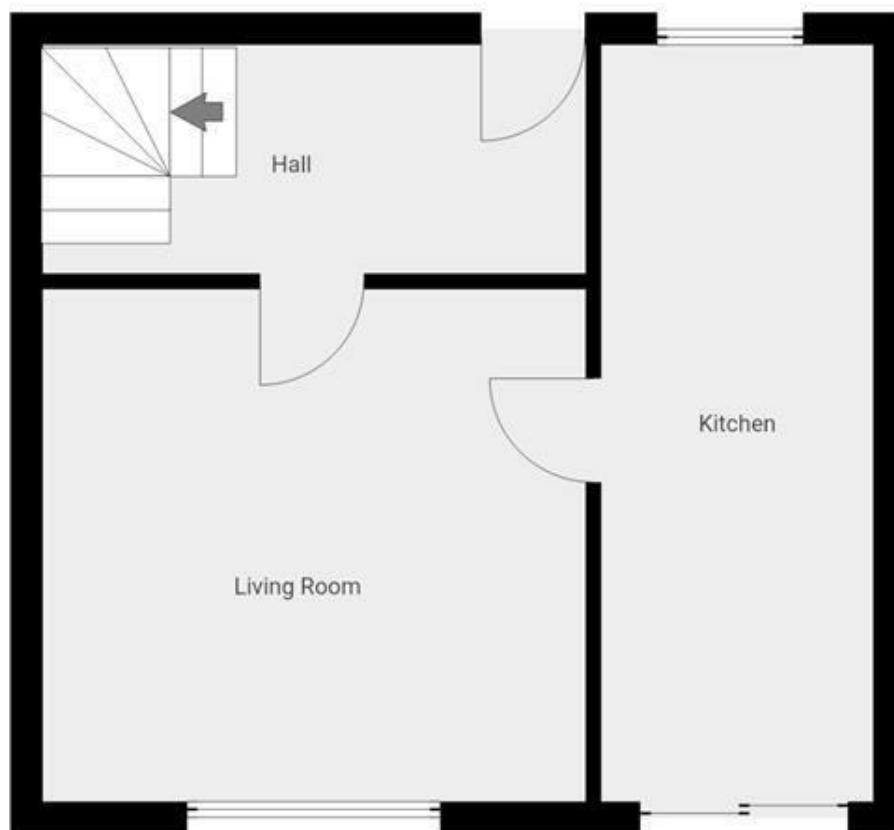
BEDROOM 19 x 10 narr to 5'5

SHOWER ROOM

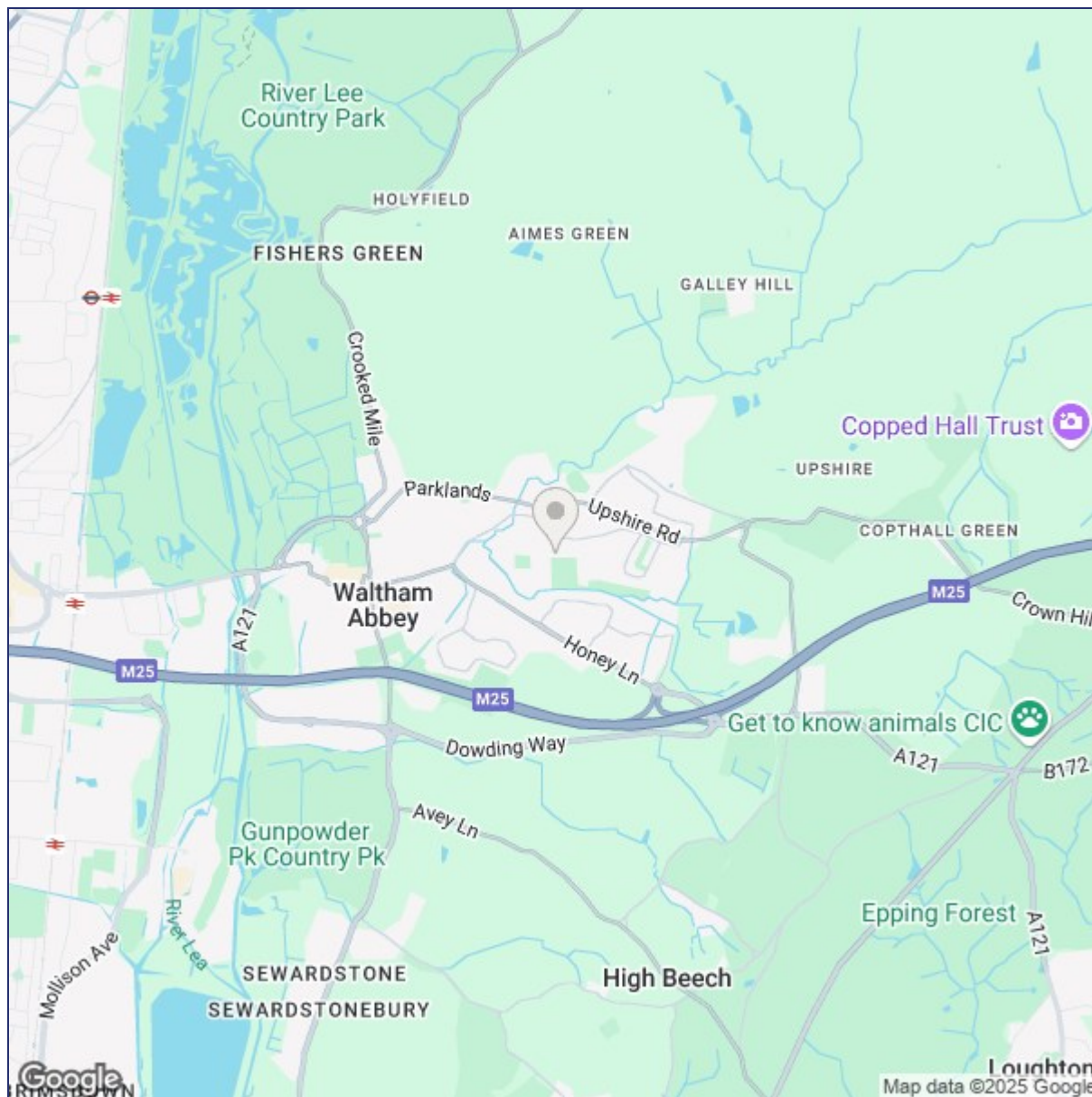
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
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Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	

("These details are correct at time of going to press").

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