



- Close To Local Amenities
- One Bedroom
- Private Garden
- Allocated Parking
- Unfurnished
- Gas Central Heating

Located within a short distance of the local amenities, this mid terraced house comes unfurnished and provides well-presented accommodation including one double bedroom with fitted wardrobes, good size bathroom, reception room and a kitchen complete with selective white goods. Further features include an allocated parking space and an area of lawned garden to the rear.

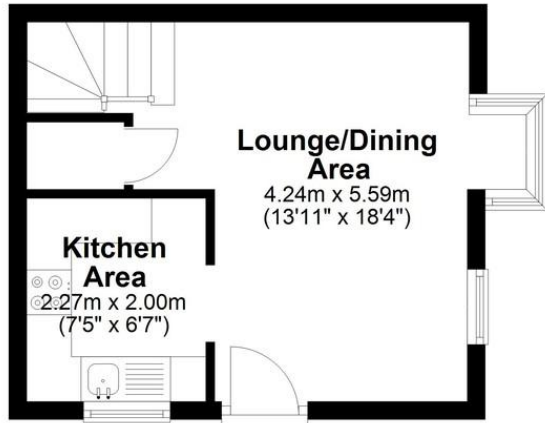
**Stevenette**

**34 Cumberland Close  
IG6 2PA  
£1,400 pcm**



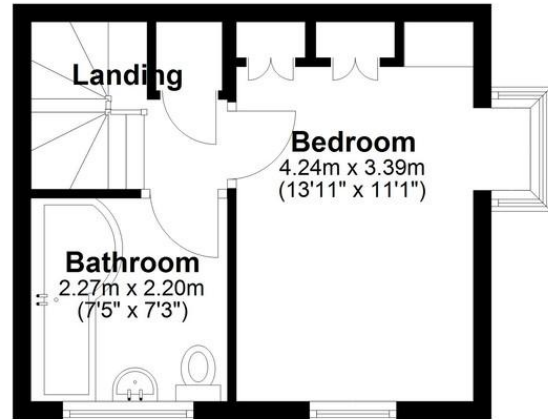
## Ground Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



## First Floor

Approx. 21.5 sq. metres (231.9 sq. feet)



Total area: approx. 43.0 sq. metres (462.7 sq. feet)

# Stevenette

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

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@StevenetteandCoLLP



@StevenetteandCo



The Property Ombudsman



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.