



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



## 14 Cunningham Rise, Epping, CM16 6JR

**£450,000**

Fortune and Coates are delighted to welcome to the market this well-presented three-bedroom mid-terrace family home situated in Cunningham Rise, North Weald, Epping.

Upon entering, you are greeted by a welcoming entrance hallway with stairs rising to the first floor and a convenient downstairs w/c and access through to the kitchen and living room.

The spacious lounge is bright and airy, flooded with natural light and provides plenty of room for both relaxing and dining. French doors lead through to the conservatory, which offers a versatile additional reception space, ideal as a family room, dining area or home office, with French patio doors providing direct access out

Living room 14'7" x 12'9" (4.45 x 3.91)

Kitchen 8'3" x 7'9" (2.52 x 2.38)

Conservatory 14'7" x 9'3" (4.45 x 2.84)

Bedroom 8'3" x 12'9" (2.52 x 3.91)

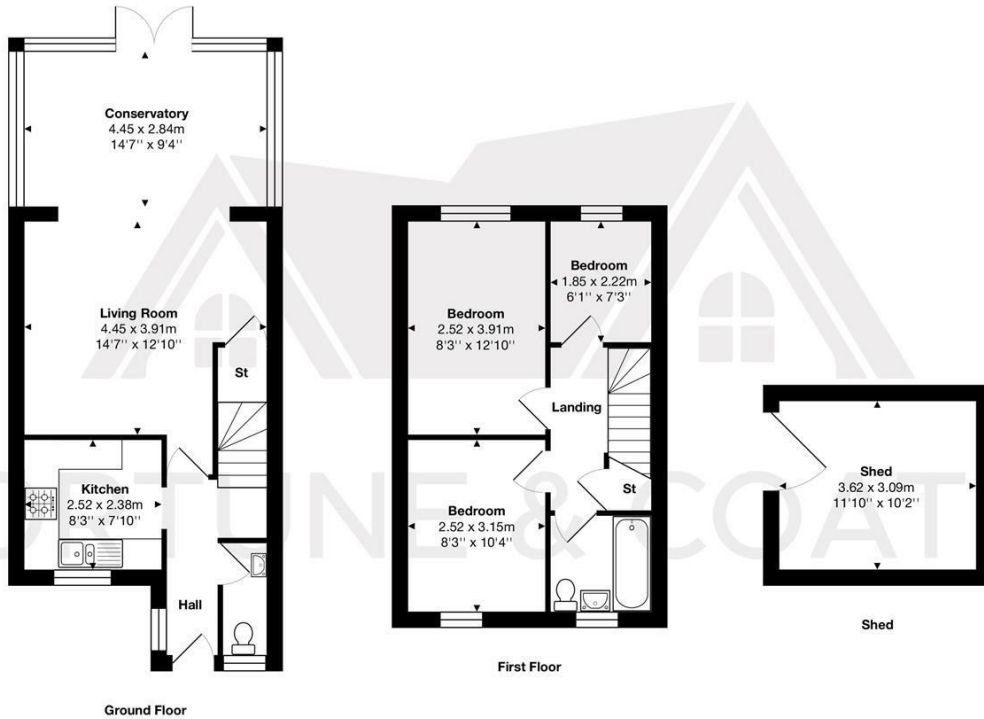
Bedroom 8'3" x 10'4" (2.52 x 3.15)

Bedroom 6'0" x 7'3" (1.85 x 2.22)

Shed 11'10" x 10'1" (3.62 x 3.09)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Floor Plan

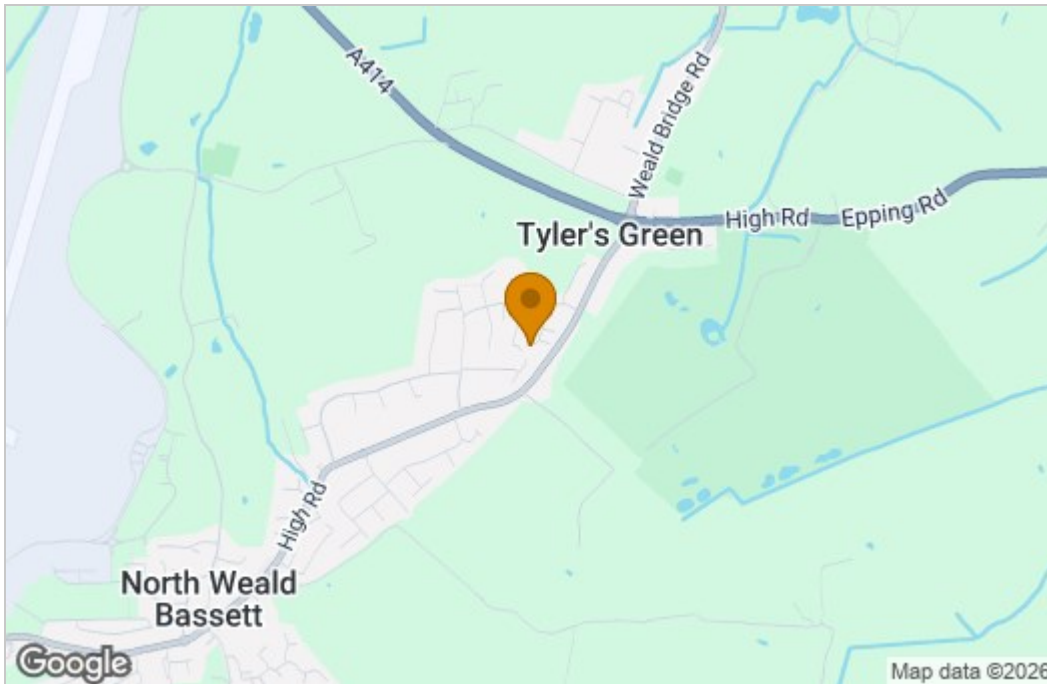


Total Area: approx. 88.4 m<sup>2</sup> ... 952 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

## Area Map



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.