



Parklands | Coopersale | Epping | CM16 7RG

£2,300 Per Month



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A THREE BEDROOM END-TERRACE HOUSE which has been recently refurbished to a high standard throughout. The ground floor opens with an entrance porch leading through to the open plan lounge with spacious kitchen/dining area including a center island and cloakroom. Upstairs offers two double bedrooms alongside a well-proportioned third bedroom, with family shower room. Outside, the rear garden is low maintenance with patio and shingle area. The property is available from late June and viewing is highly recommended. This is a non-smoking property.

- Three Bedroom
- Recently Refurbished Throughout
- Council Tax Band: C
- End Terrace House
- Available Late June
- EPC Rating: D

- Front
- Entrance  
6'1" x 3'9" (1.85m x 1.14m)
- Lounge/Diner  
17'2" x 19'9" (5.24 x 6.02)
- Kitchen  
16'6" x 12'8" (5.03 x 3.87)
- Cloakroom  
3'2" x 6'6" (0.98 x 2.00)
- Landing  
5'9" x 9'0" (1.76 x 2.75)
- Bedroom One  
10'4" x 12'3" (3.16 x 3.75)
- Bedroom Two  
7'9" x 11'5" (2.37 x 3.49)
- Bedroom Three  
9'1" x 8'3" (2.78 x 2.53)
- Bathroom  
6'5" x 5'8" (1.98 x 1.74)
- Local Area



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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