

Paul Mason Associates



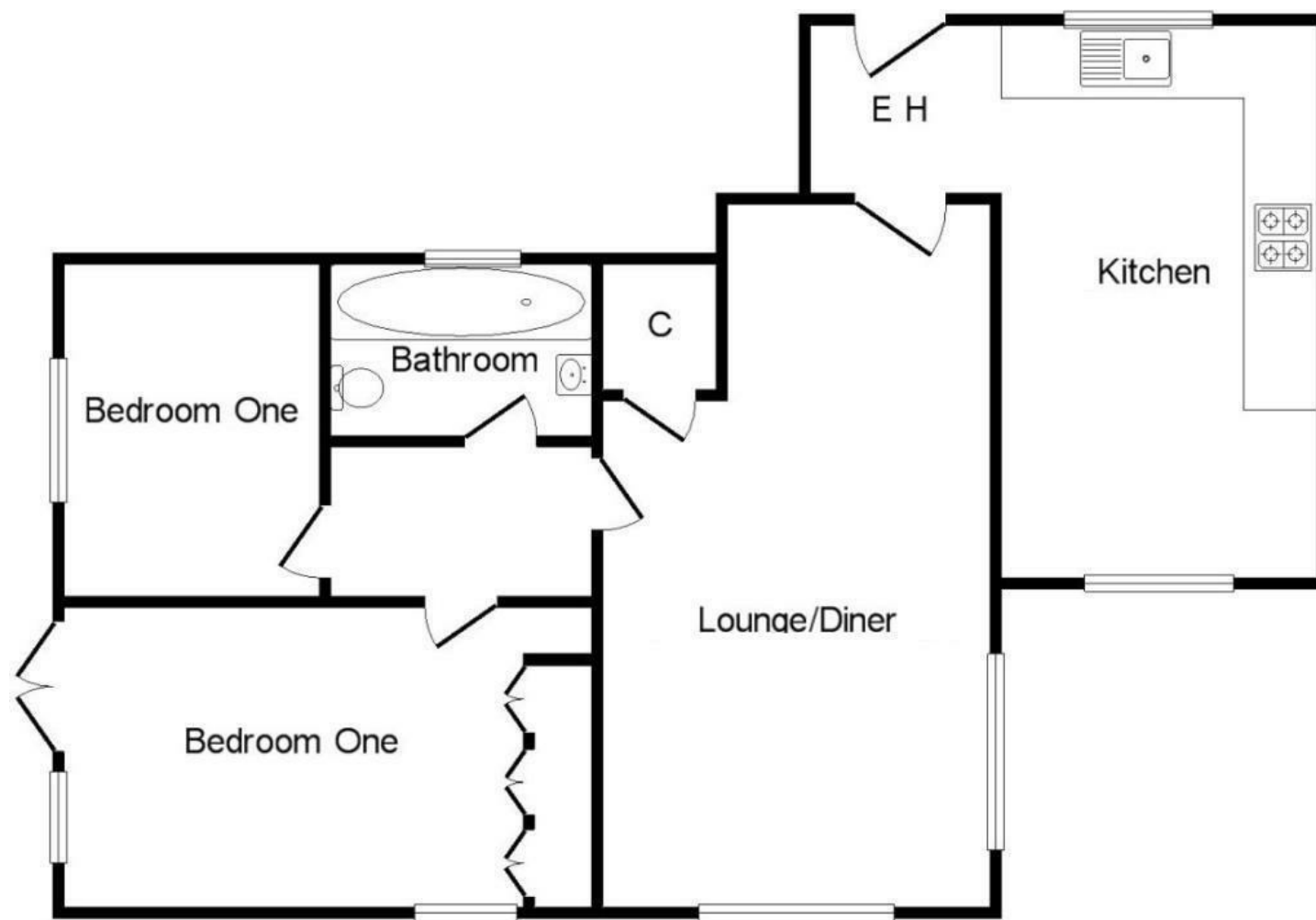
Keats Square, South Woodham Ferrers, CM3 5XZ  
£1,275 Per month



- Available Immediately
- Off Street Parking
- Spacious Kitchen/Diner
- Lounge
- Two Bedrooms
- Rear Garden
- Well Presented Throughout
- Fitted Bathroom
- Car Port
- EPC - D

**\*\* Available immediately \*\*** This well presented modern two bedroom maisonette is conveniently located in South Woodham Ferrers. South Woodham Ferrers is a small town surrounded by countryside, there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefitting a train station with London Liverpool Street being less than an hours travel time.

The accommodation commences an entrance hall with doors to the kitchen/diner and lounge. From the lounge there is an inner hallway with doors providing access to the two bedrooms and family bathroom. Externally the property benefits from a good size private rear garden with side access to the frontage. There is both an off road parking space and car port parking space with the property.



Ground Floor

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		68	72
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

## ACCOMMODATION

### Hallway

1.9m x 0.9m (6'2" x 2'11")

### Kitchen

3.4m x 2.3m (11'1" x 7'6")

### Lounge

5.1m x 3.6m (16'8" x 11'9")

### Inner Hall

1.5m x 0.8m (4'11" x 2'7")

### Bathroom

1.9m x 1.5m (6'2" x 4'11")

### Bedroom One

4.2m x 2.6m (13'9" x 8'6")

### Bedroom Two

2.6m x 2.4m (8'6" x 7'10")

### Car Port

### Parking Space

### Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

### Viewings

Strictly by appointment only  
through the selling agent Paul

Mason Associates 01245  
382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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