

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Merton Place, South Woodham
Ferrers
SS20 8DM

**** CPO9242 ONLINE ENQUIRIES ONLY ** COWLING AND PAYNE ARE PLEASED TO OFFER THIS ONE BEDROOM HOUSE IN THE DESIRABLE TOWN OF SOUTH WOODHAM FERRERS. CONTEMPORARY GALLEY STYLE KITCHEN, GOOD SIZE LIVING ROOM, ONE DOUBLE BEDROOM WITH INTEGRATED DOUBLE WARDROBE, NEUTRAL DECORATION THROUGHOUT, MODERN BATHROOM WITH SHOWER OVER BATH. PRIVATE REAR GARDEN WITH GRASS AREA. AVAILABLE MAY 2024. EPC RATING C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(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		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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