

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Wellington Mews, Essex
Guide Price £350,000

** GUIDE PRICE £350,000 - £375,000 **

Cowling & Payne are delighted to market this TWO bedroom mid terrace house, ideal for first time buyers or investors. Nestled within a well-connected neighbourhood, the property benefits from easy access to public transport links and local amenities, making everyday living convenient and stress-free.

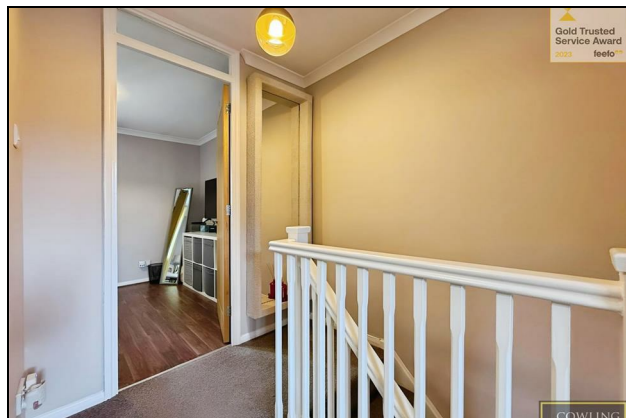
The property benefits from two generously sized double bedrooms, providing ample space. The single bathroom is well-appointed with a shower over bath setup, catering to all your needs.

The property also boasts a single reception room, which leads out into a low-maintenance garden. This outdoor space promises not only ease of upkeep but also a delightful spot for relaxation or entertaining. Furthermore, the garden's accessibility from the reception room adds a seamless flow to the house.

The kitchen, adorned with gloss wall and base units, offers a modern, stylish space for all your culinary endeavours. It's more than just a functional area; it's a place where you can enjoy preparing meals.

One of the key advantages of this property is its prime location. It is positioned nearby to local shops, making daily errands a breeze, and is well-served by public transport links, offering quick and easy access to the wider area.

Also noteworthy is that the property is chain-free. This house is more than just a property; it's an opportunity to make a smart investment or to make a start on the property ladder.



ENTRANCE HALL

KITCHEN

LOUNGE/DINER

FIRST FLOOR LANDING

BEDROOM ONE

BATHROOM

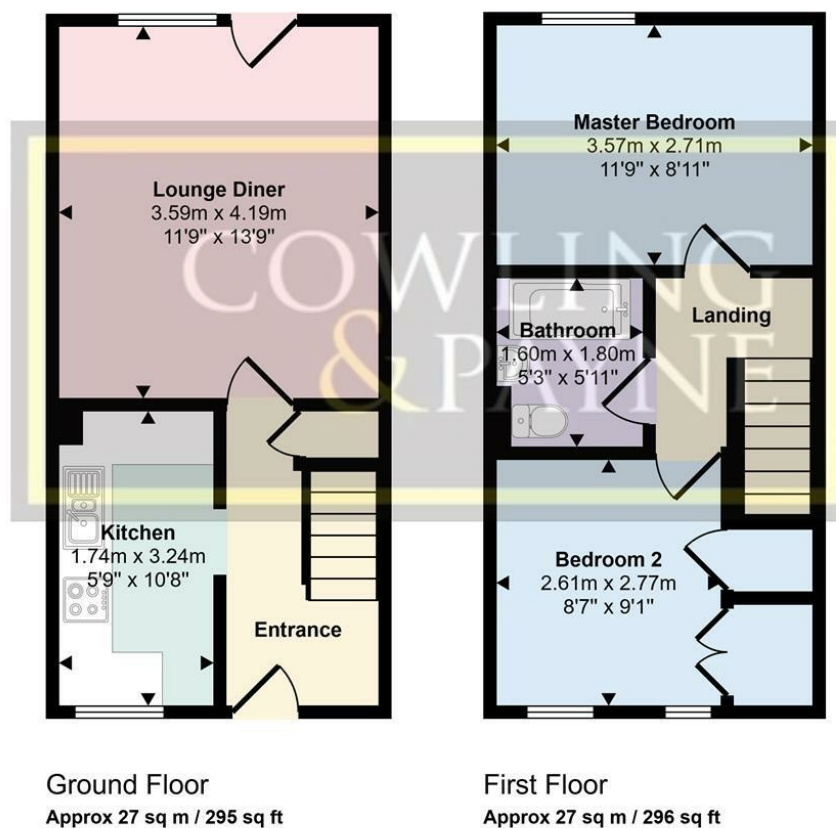
BEDROOM TWO

LOW MAINTENANCE REAR GARDEN

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		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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
55 sq m / 592 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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