

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Warrington Square, Essex
£1,400 PCM

**** CPO9408 ONLINE ENQUIRIES ONLY**** COWLING AND PAYNE ARE DELIGHTED TO OFFER THIS NEWLY DECORATED, TWO DOUBLE BEDROOM HOME.

UPON THE GROUND FLOOR OF THE PROPERTY, YOU ARE GREETED BY SPACIOUS LIVING ROOM LEADING TO AN EXTENSIVELY FITTED KITCHEN LOCATED TO THE REAR.

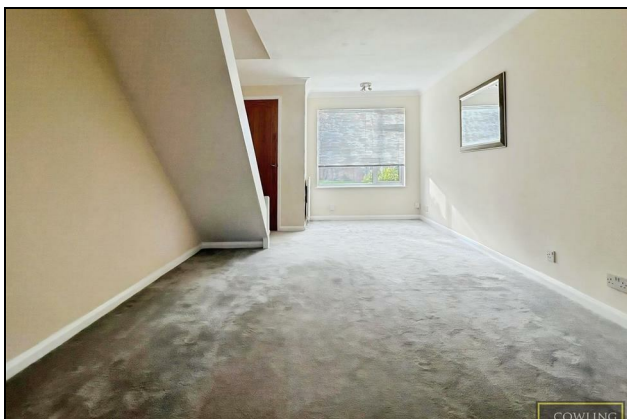
UPON THE FIRST FLOOR, YOU WILL FIND TWO GOOD SIZED DOUBLE BEDROOMS AND A WHITE BATHROOM WITH SHOWER.

THE PROPERTY HAS ITS OWN PRIVATE REAR GARDEN, WITH PATIO AND THERE IS THE ADDED ADVANTAGE OF OFF-STREET PARKING LOCATED TO THE END OF THE TERRACE.

LOCATED WITHIN A POPULAR AREA OF BILLERICAY, NOT FAR AWAY TO BILLERICAY HIGH STREETS BUSTLING AMENITIES. THE TRAIN STATION IS ALSO NEARBY, FOR ALL THOSE WISHING TO COMMUTE TO LONDON.

AVAILABLE LATE NOVEMBER/EARLY DECEMBER 2025

ENERGY PERFORMANCE RATING 'C' & COUNCIL TAX BAND 'C'



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		
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Not environmentally friendly - higher CO ₂ emissions		
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