



105 Waveney Drive

Springfield, CM1 7QA

£1,725 Per Month



Elwell Taylor are pleased to offer this well presented spacious 3 bedroom semi-detached family home. The property benefits from a newly fitted kitchen, freshly decorated throughout and has new flooring fitted to all rooms. The property is situated in the popular sought after area of Springfield, the property is a five minute drive to the City Centre and mainline train station which has good transport links. This house is also in the catchment area of good and outstanding schools and also close to local amenities.



LOUNGE/DINER 25'3" x 13'1" (7.7 x 4)

Open plan lounge to dining area, newly fitted carpets and freshly painted walls.

KITCHEN 13'1" x 9'2" (4 x 2.8)

Newly fitted kitchen including new free standing fridge/freezer and cooker. Freshly painted walls and new lino and back door leading to garden.

DOWNSTAIRS WC 5'2" x 3'3" (1.6 x 1)

WC and hand basin.

BEDROOM 1 13'1" x 11'5" (4 x 3.5)

Double bedroom with built in cupboard, freshly painted walls, newly fitted carpet, double glazed window, radiator.

BEDROOM 2 13'1" x 11'5" (4 x 3.5)

Double bedroom with built in cupboard, freshly painted walls, newly fitted carpet, double glazed window, radiator.

BEDROOM 3 8'4" x 9'2" (2.55 x 2.8)

Large single bedroom, freshly painted walls, newly fitted carpet, double glazed window, radiator.

BATHROOM 5'10" x 4'3" (1.8 x 1.3)

Family sized bathroom consisting of WC, basin, bath with shower attachment.

EXTERNAL

Large family sized garden with shed, overlooking farmland. On street parking is for residents and visitors only .

INFORMATION

Holding fee: £398.00

Deposit: £1990.00

Available: circa mid April

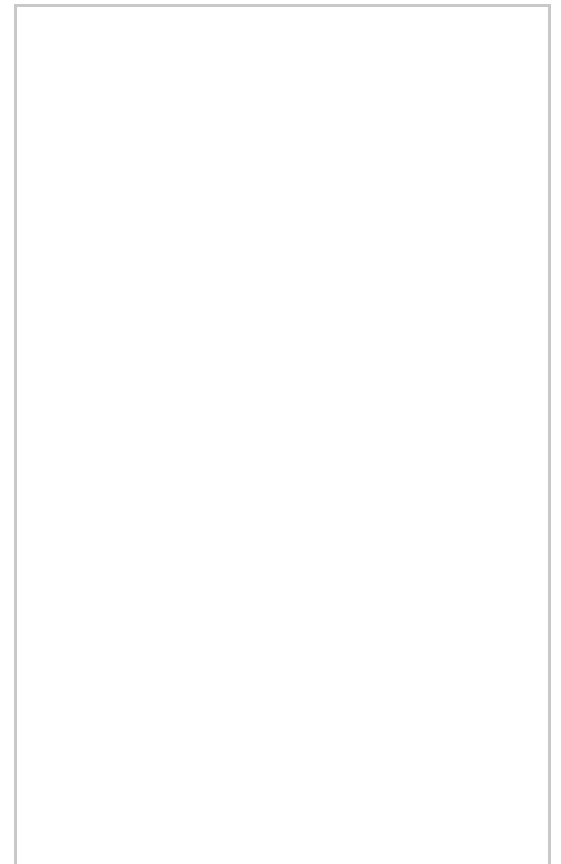
Applicants must be able to show an annual income of £52,000.00 or above.

No Pets

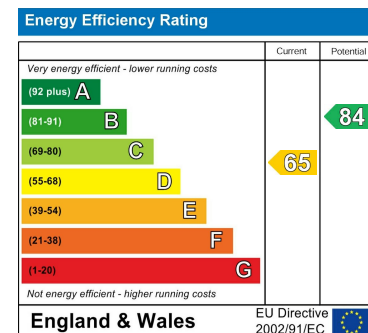
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

38 Rayne Road, Braintree, Essex, CM7 2QP

Tel: 01245 266088 Email: property@elwelltaylor.co.uk <https://www.elwelltaylor.co.uk>