



## 3A Anson Close

, South Woodham Ferrers, CM3 5YJ

£1,300 Per Calendar Month



Welcome to Anson Way, South Woodham Ferrers! This stunning maisonette, built in 2021, offers a perfect blend of modern living and comfort.

This charming property boasts two cosy bedrooms, providing ample space for those in need of a guest room or home office.

Convenience is key with parking available for one vehicle, ensuring you never have to worry about finding parking.

Located in the heart of South Woodham Ferrers, you'll have easy access to local amenities, schools, and transport links, making it a desirable location for anyone looking to settle down in this vibrant community.

Don't miss out so book a viewing today! Call 01245 266088 or email [property@elwelltaylor.co.uk](mailto:property@elwelltaylor.co.uk)



### ENTRANCE HALL 8'06" x 6'05" (2.59 x 1.96)

Upvc door, carpet to floor, stairs to first floor and window.

### LANDING 7'05" x 6'01" (2.26 x 1.85)

Wood effect flooring, storage cupboard, doors leading to all rooms.

### LOUNGE/KITCHEN 24'04" x 14'08" (7.42 x 4.47)

Wood effect flooring, balcony doors to balcony and window to front.

Selection of base and eye level units in pale grey, integrated fridge/freezer, ashing machine, dishwasher. Sink and drainer. Wall mounted boiler. Downlights.

### BEDROOM 1 14'08" x 10'05" (4.47 x 3.18)

Double sized bedroom with carpet to floor, window to front. Radiator.

### BEDROOM 2 10'05" x 9'01" (3.18 x 2.77)

Carpet to floor, window to rear, door to:

### BATHROOM 9'03" x 5'09" (2.82 x 1.75)

Doors from both bedrooms providing access. 3 piece white suite comprising a panel enclosed bath with shower over and screen. Washbasin and WC. Chrome heated towel rail. Window to rear.

Wood effect floor and down lights.

### EXTERNAL

The property is offered with an allocated parking space and balcony from the lounge.

### INFORMATION

Holding fee: £300.00

Deposit: £1500.00

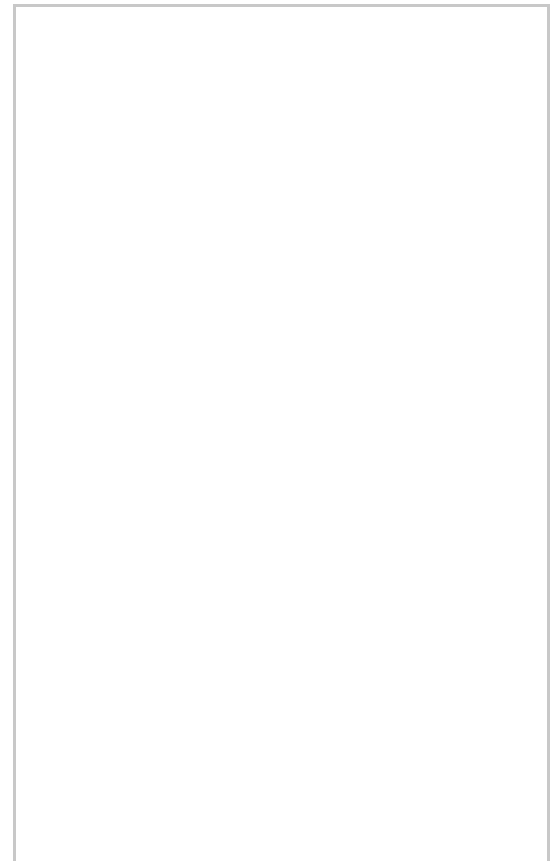
Available from: Straight Away - Subject to Referencing

Applicants must be able to show an annual income of £39,000 or more.


### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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