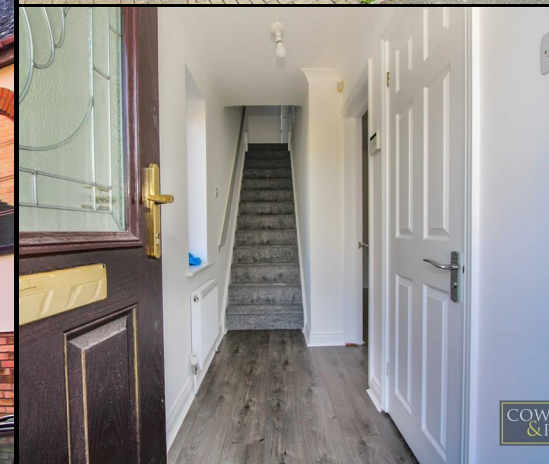


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Ramsey Chase, Essex
£1,900 PCM

****CPO9499 ONLINE ENQUIRIES ONLY**** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED THREE-BEDROOM DETACHED HOUSE, THOUGHTFULLY MODELLED WITH MODERN LIVING IN MIND.

THE ACCOMMODATION COMPRISES A WELCOMING RECEPTION HALLWAY, A GROUND FLOOR CLOAKROOM, AND A SPACIOUS LIVING ROOM WHICH OPENS THROUGH TO THE DINING AREA, CREATING AN IDEAL SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING.

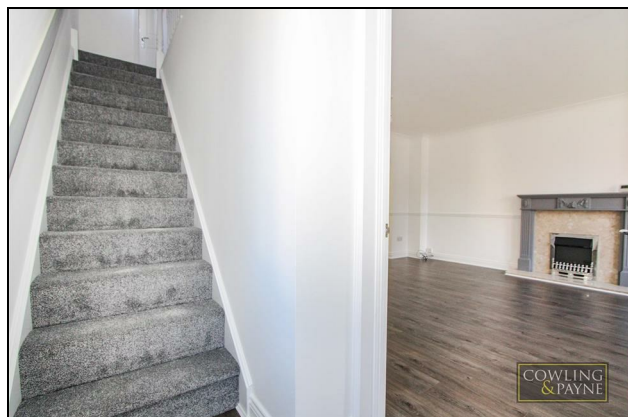
THE EXTENSIVELY FITTED KITCHEN FEATURES A RANGE OF HIGH-GLOSS UNITS, GRANITE WORK SURFACES, AND SOME INTEGRATED APPLIANCES. FURTHER BENEFITS ON THE GROUND FLOOR INCLUDE A GENEROUS CONSERVATORY AND A SEPARATE UTILITY ROOM.

TO THE FIRST FLOOR ARE YOU WILL FIND BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM A CONTEMPORARY EN-SUITE SHOWER ROOM. A STYLISH AND MODERN FAMILY BATHROOM SERVES THE REMAINING BEDROOMS.

EXTERNALLY, THE PROPERTY OFFERS OFF-STREET PARKING VIA THE DRIVEWAY AND A PRIVATE REAR GARDEN FEATURING AN ARTIFICIAL LAWN AND BLOCK-PAVED PATIO AREA.

THE UTILITY ROOM HAS BEEN INCORPORATED INTO THE REAR OF THE GARAGE, THEREFORE THE REMAINING GARAGE SPACE IS SUITABLE FOR USE AS A STORAGE ROOM ONLY. OWING TO ITS REDUCED SIZE AND CONFIGURATION, IT IS NOT OF SUFFICIENT DIMENSIONS TO ACCOMMODATE A MOTOR VEHICLE.

EPC RATING 'D' COUNCIL TAX BAND 'E' AVAILABLE LATE SEPTEMBER/EARLY OCTOBER



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	

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