

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING

& PAYNE



Royal Oak Drive, Wickford  
Guide Price £280,000

**\*\* GUIDE PRICE £280,000 - £290,000 \*\*** Welcome to Royal Oak Drive, Wickford - a charming two bedroom terraced house nestled in the popular Beauchamps Drive location. This delightful property boasts a cosy reception room, two spacious bedrooms, a well-appointed modern bathroom, & kitchen, making it an ideal choice for a first-time buyer looking to settle in a desirable area.

One of the standout features of this lovely home is the convenience of having not just one, but two allocated parking spaces - a rare find in this sought-after neighbourhood. Imagine coming home after a long day and never having to worry about finding a parking spot!

Situated in close proximity to local shops, this property offers the perfect blend of tranquillity and convenience. Whether you're looking to pop out for a quick errand or simply enjoy a leisurely stroll to explore the neighbourhood, everything you need is right at your doorstep.

Don't miss this fantastic opportunity to own a piece of this desirable location. Book a viewing today and envision the possibilities of making this house your new home.

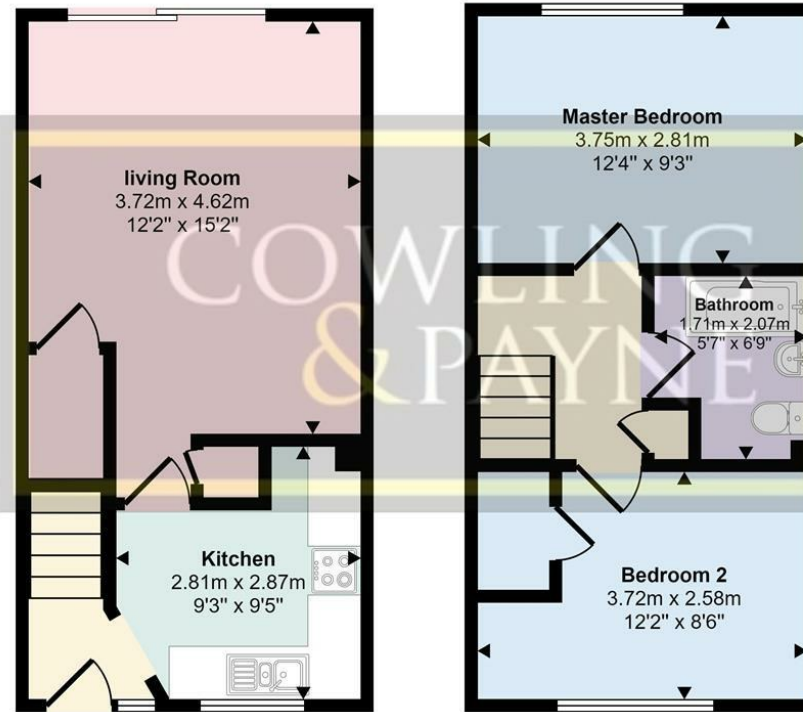


- ENTRANCE HALL
- KITCHEN
- LOUNGE
- LANDING
- BEDROOM ONE
- BATHROOM
- BEDROOM TWO
- 2X ALLOCATED PARKING SPACES
- PRIVATE REAR GARDEN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
58 sq m / 622 sq ft



Ground Floor  
Approx 29 sq m / 310 sq ft

First Floor  
Approx 29 sq m / 312 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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

