

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Woolshots Road, Wickford  
Guide Price £425,000



\*\* GUIDE PRICE £425,000 - £450,000 \*\*

Welcome to this charming semi-detached property, currently listed for sale in good condition. This lovely home is sure to appeal to a range of buyers, making it an ideal purchase for families and couples alike.

The house boasts three good sized bedrooms. The first bedroom is a spacious double room, complete with its own en-suite for that added touch of privacy and convenience. The second bedroom is also a generous double, offering ample space for all your furnishings.

Moving on, we have a well-appointed kitchen with a dedicated dining space. It's the perfect spot for those family meals or entertaining friends, and it's sure to become the hub of the home.

In addition to the kitchen, there are two separate reception rooms. The second reception room offers versatile space that can be adapted to suit your needs, whether that's a formal dining room, a home office, or anything else you might require.

Two bathrooms serve the property, the first is a large family bathroom while the second is an en-suite attached to the master bedroom. This setup ensures that there's never a queue for the bathroom in the morning!

One of the most significant features of this property is its chain-free status, which often leads to a smoother and quicker transaction. Additionally, the property comes with the added benefit of parking, making it a practical choice for car owners.

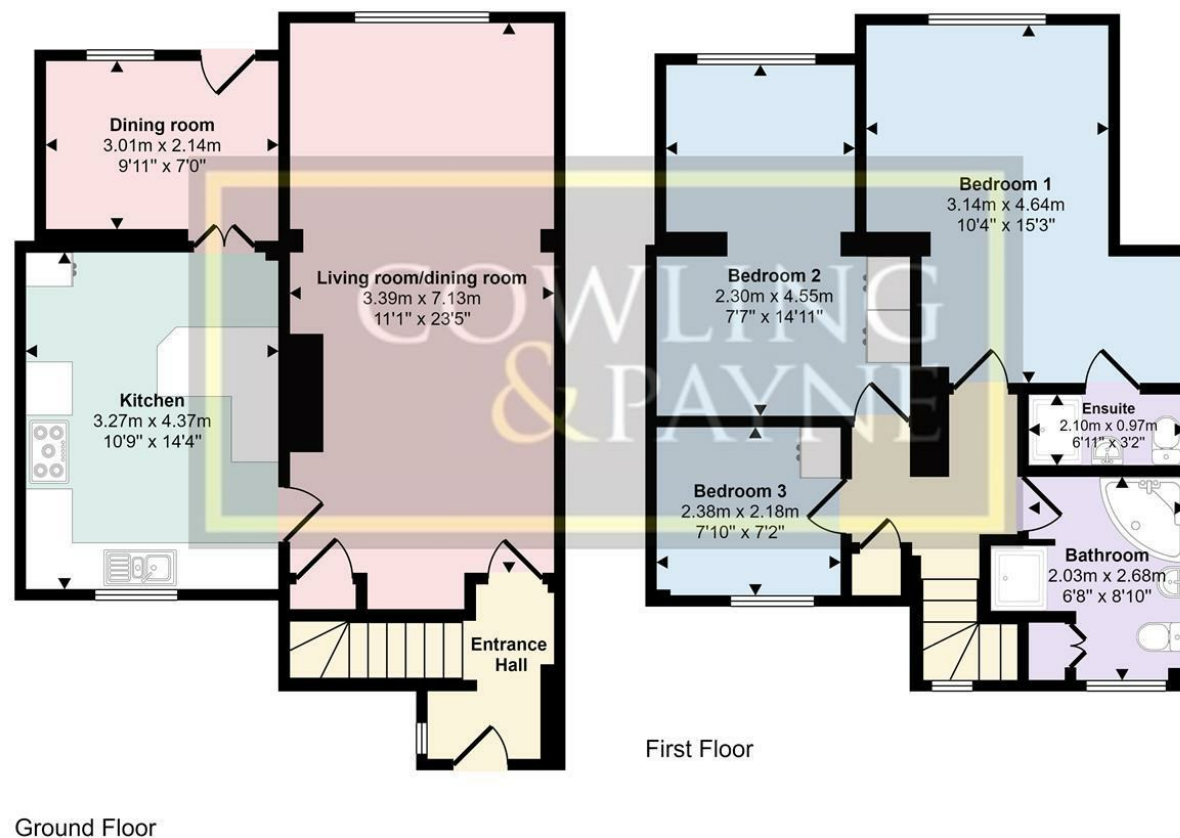
In addition the property has a private rear garden consisting of a paved patio area and the remainder lawn.

Please note there is an option to purchase an additional plot of land with the property, please contact the office for further information on this.



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 <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



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.

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