

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



South Hanningfield Way, Wickford
£1,150 Per Calendar Month

**** CPO9374 ONLINE ENQUIRIES ONLY **** WE ARE DELIGHTED TO OFFER, THIS SPACIOUS AND EXTRAORDINARILY WELL PRESENTED, ONE BEDROOM CONVERTED STABLES. THE PROPERTY IS ADVANTAGEOUSLY LOCATED WITH THE PRIVATE GROUNDS OF A NEIGHBOURING PROPERTY, WHICH IS ACCESSED BY ELECTRONIC GATES AND DRIVE WAY.

WITH MODERN LIVING IN MIND, THE INTERIOR BOASTS A SPACIOUS OPEN PLANNED LIVING ROOM WITH EXTENSIVELY FITTED KITCHEN INCORPORATING BUILT IN APPLIANCES TO INCLUDE A DISHWASHER & FRIDGE FREEZER.

THE PROPERTY ALSO AFFORDS A NEWLY FITTED STYLISH BATHROOM AS WELL AS DOUBLE BEDROOM WITH SEPARATE DRESSING ROOM.

A SUBSTANTIALLY SIZED, PRIVATE GATED COURTYARD IS ACCESSED BY FRENCH DOORS WITHIN THE PROPERTY AND THERE ARE ALSO TWO ALLOCATED PARKING SPACES.
AVAILABLE JUNE 2025 – COUNCIL TAX BAND 'B'.



| 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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