

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Bruce Grove, Wickford  
Offers In The Region Of £450,000



Cowling & Payne are thrilled to present for sale is this appealing detached property, exhibiting a desirable standard of living. The property, which is in good condition, provides a delightful opportunity for prospective homeowners looking for a move-in ready home.

This desirable residence boasts one well-proportioned reception room, an ideal space for entertaining or unwinding after a long day. The room provides a warm and welcoming environment for family and friends to gather.

Furthermore, the property comprises a fully equipped kitchen, designed to cater to all your culinary needs. The kitchen provides a wonderful space to prepare meals and enjoy the pleasures of cooking, whether you're a novice cook or a seasoned chef also with the added benefits of a utility room.

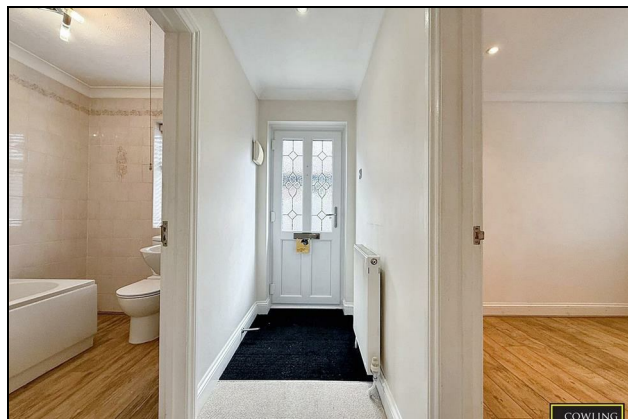
The property offers three spacious bedrooms, providing ample room for rest and relaxation. Each bedroom is generously sized, offering the perfect sanctuary for a good night's sleep. The master bedroom is enhanced by an ensuite, providing an added level of convenience and privacy for the occupants.

In addition to the ensuite, the property also includes another bathroom, ensuring there is sufficient facilities for everyone in the residence. Each bathroom is well-maintained, providing a comfortable space for daily routines.


One of the notable features of this property is the availability of off-street parking, an invaluable asset in today's busy world. This feature not only provides convenience but also contributes to the security of your vehicle.

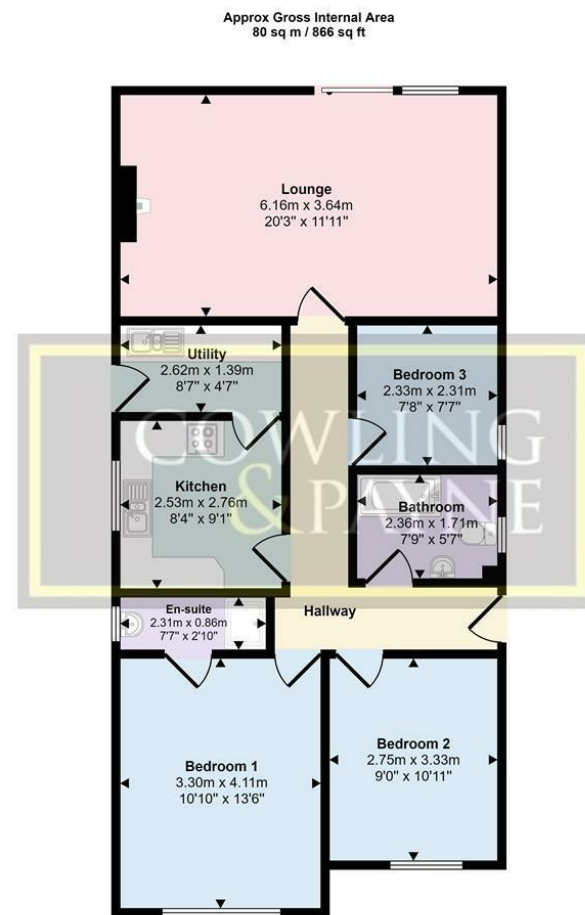
Another significant advantage of this property is that it is offered chain-free. This means a potentially quicker and smoother transaction process, enabling you to move into your new home sooner than you might expect.

In conclusion, this property presents a fantastic opportunity to acquire a well-maintained, detached home, offering a good balance of living and sleeping accommodation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 



Floorplan

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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