



## Bannister Green , Wickford, SS12 9AB Asking Price £425,000

\*\* LARGER PLOT THAN NORMAL \*\* GUIDE PRICE £425,000 - £450,000 \*\*

Cowling & Payne are pleased to market this opportunity to acquire a well-proportioned three-bedroom semi-detached house, presenting an ideal family home within a sought-after residential area.

Upon entering, you are greeted by a porch entrance with a convenient ground floor wc. Following in from here, it will lead you into a generously sized reception room. Adjacent to this versatile living space, you will find a well-appointed kitchen. One bonus is the conservatory which follows on from the kitchen space, offering additional space to the ground floor. This could be an ideal space for dining, or a play room for the children. This room then offer direct access to the rear garden.

Upstairs, the house boasts three well-proportioned bedrooms, perfect for both family living and those who may require a dedicated home office for remote working. Completing the upstairs accommodation is a contemporary bathroom.

Externally, the property benefits from a classic semi-detached layout, providing both front and rear gardens. There is also the potential to install further enhancements at the front of the property, with potential to have a large amount of off street parking, subject to the necessary permissions.

- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOM SEMI DETACHED HOUSE
- POTENTIAL TO HAVE FURTHER OFF STREET PARKING AT THE FRONT (STPP)
- SPACIOUS FAMILY HOME
- POPULAR LOCATION ON THE WICK MEADOWS, NEARBY TO LOCAL SHOPS
- RECENTLY INSTALLED FRONT DOOR, BOILER, FUSE BOARD
- GARAGE & PARKING FOR 2 VEHICLES
- SOLAR PANELS
- COUNCIL TAX BAND - C
- EPC - C

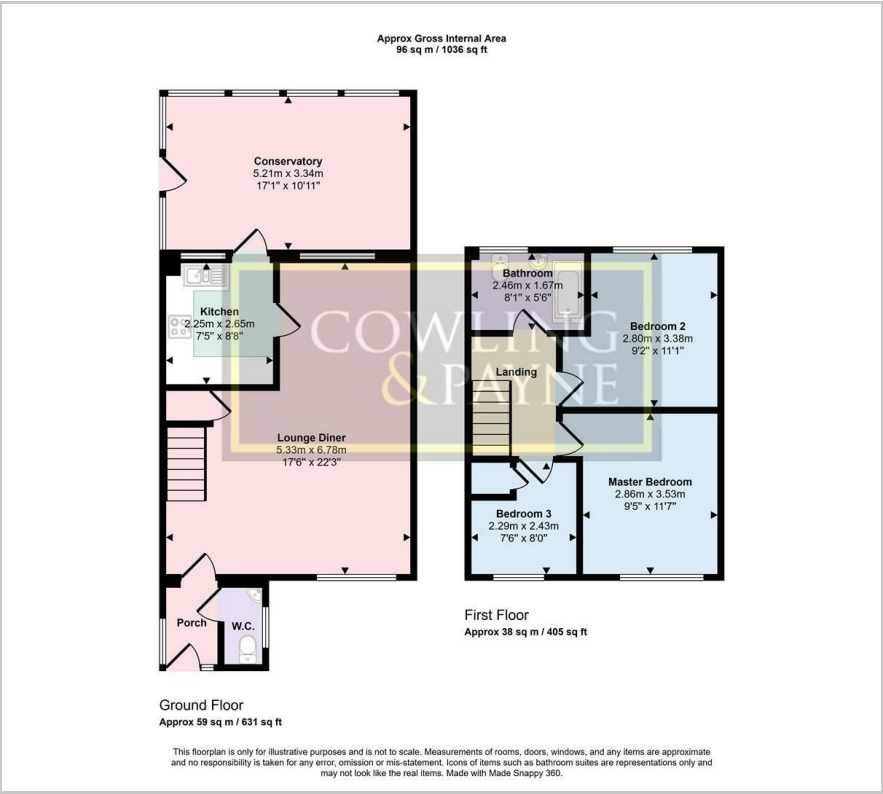
### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.





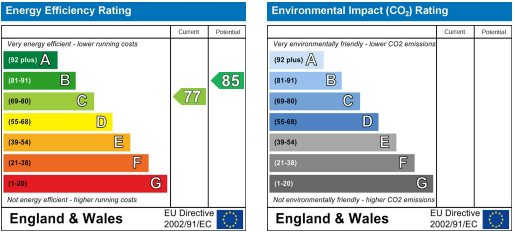
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.