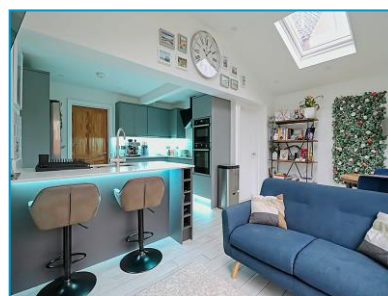




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Woodberry Road, Wickford



Morgan Brookes believes - This stunning three-bedroom house makes the perfect family home. Available to let from November, this property is ideally located close to excellent schools, transport links, and local amenities. Just 2.6 miles from Wickford mainline station, with parking for three vehicles, a stylish modern kitchen, and catchment for Beauchamps High School, we believe this is an amazing rental opportunity.

Key Features

- Available From November.
- Stunning Three Bedroom Family Home.
- White Goods To Remain.
- Modern Kitchen.
- Parking for Three Vehicles
- Catchment for Beauchamps High School & Sixth Form
- 2.6 Miles to Wickford Mainline Station.
- Walking Distance to Local Amenities and Transport Links.

**Monthly Rental Of
£1,800**

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morganbrookes.co.uk

Woodberry Road, Wickford

Entrance

Double glazed panelled door leading to:

Hall

Radiator, tiled floor, door leading to:

Living Room

14' 3" x 11' 11" (4.34m x 3.63m)

Double glazed window to front aspect, feature fireplace, under stairs storage area, wooden flooring.

Family Room

17' 6" x 16' 3" nt 11' 8" (5.33m x 4.95m nt 3.55m)

Double glazed window to rear aspect, double glazed panelled door leading to garden, double glazed velux window to ceiling, fitted with a range of base & wall mounted units, fitted oven, space for plumbing & appliances, roll top work surfaces incorporating sink & drainer, tiled flooring, door leading to:

Utility

7' 9" x 4' 11" (2.36m x 1.50m)

Fitted with a range of wall & base mounted units, space for plumbing & appliances, roll top work surfaces.

Cloakroom

Obscure double glazed window to rear aspect, hand basin, low level WC, stainless steel towel rail, tiled floors & walls.

Landing

8' 4" x 11' 1" nt 5' 2" (2.54m x 3.38m nt 1.57m)

Airing cupboard, carpet flooring, door leading to:

Bedroom One

14' 2" x 8' 8" (4.31m x 2.64m)

Two double glazed window to front aspect, built in storage area, radiator, carpet flooring.

Bedroom Two

15' 1" x 7' 11" (4.59m x 2.41m)

Double glazed window to front and rear aspect, radiator, carpet flooring.

Bedroom Three

11' 2" x 8' 9" (3.40m x 2.66m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

Obscure double glazed window to rear aspect, panelled bath, vanity hand basin, low level WC, stainless steel towel rail.

Garage/Gym

16' 5" x 8' 0" (5.00m x 2.44m)

Electric roller, power & lighting.

Garden

Paved seating area, astroturf, planting to rear.

Front of Property

Block paved, off street parking for three.

Additional Information

Rent: £1,800.00 PCM

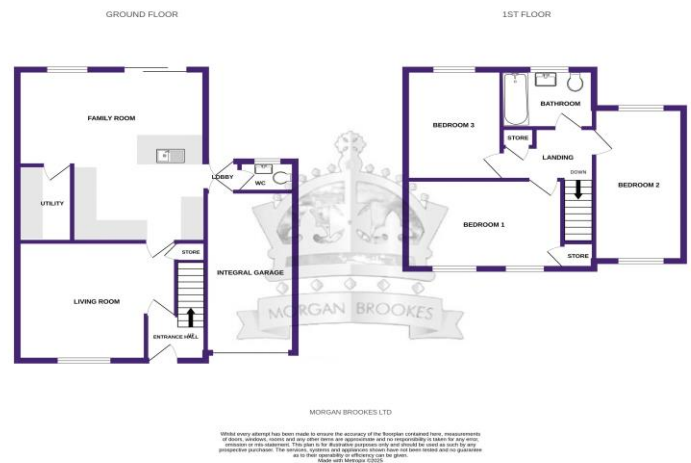
Deposit: £2,076.92

Holding Deposit: £415.38

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: From November



Local Authority Information

Basildon Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

Monthly Rental Of
£1,800

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.