

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Ulting Way, Wickford
Asking Price £425,000

Cowling & Payne are delighted to market this 3/4 bedroom mid terrace house, presenting an ideal opportunity for families seeking a comfortable and convenient home.

With three well-proportioned bedrooms on the first floor, this property offers ample space for family living. The first floor also offers a generous sized modern 3 piece shower room.

The ground floor features a 2nd reception room, which could be utilised as a 4th bedroom/home office/playroom/dining room, all depending on your individual needs. Other features include a convenient ground floor wc, spacious reception room, and a modern kitchen area which joins on from the main reception room.

The property is designed with family life in mind, providing a practical layout that maximises space and functionality. The nearby popular local schools make it an excellent choice for families with children, ensuring that education is just a short distance away.

Other features the house benefits from is off-street parking at the front, a valuable feature in this sought-after area, allowing for ease of access and peace of mind.

This three to four-bedroom home is not just a property; it is a place where memories can be made. With its ideal location and family-friendly amenities, this house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

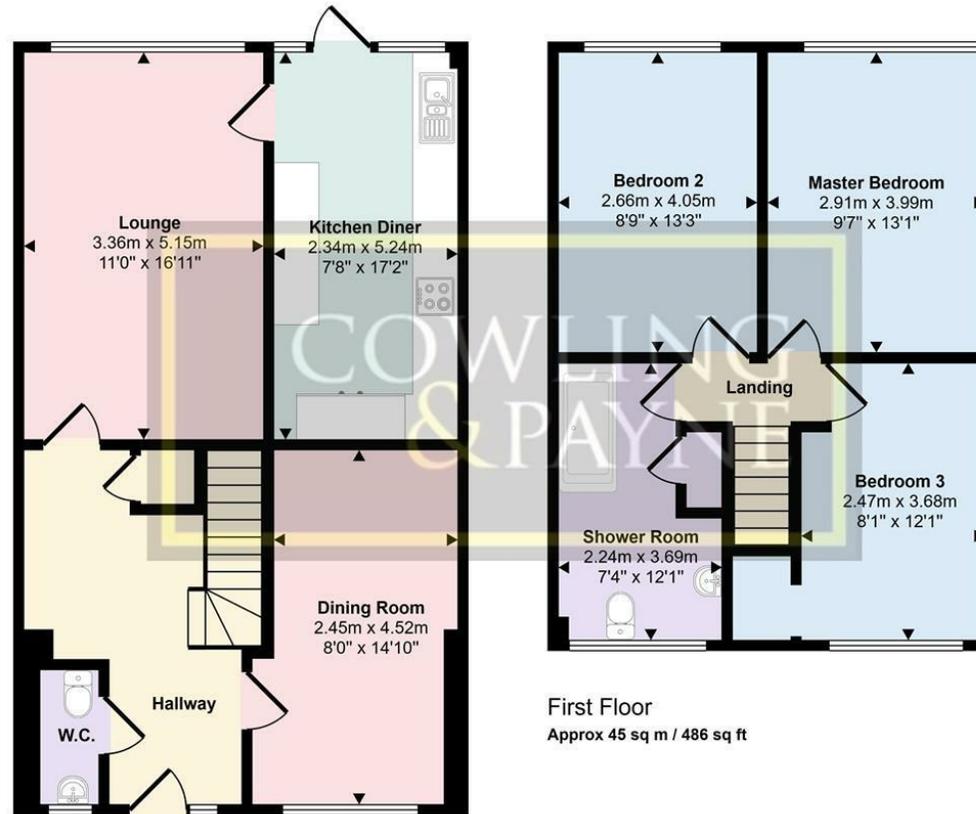


- ENTRANCE HALL
- GROUND FLOOR WC
- LOUNGE
- MODERN KITCHEN
- 2ND RECEPTION ROOM/BEDROOM 4
- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- PRIVATE REAR GARDEN
- OFF STREET PARKING

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	

Approx Gross Internal Area
103 sq m / 1111 sq ft



Ground Floor
Approx 58 sq m / 625 sq ft

First Floor
Approx 45 sq m / 486 sq ft

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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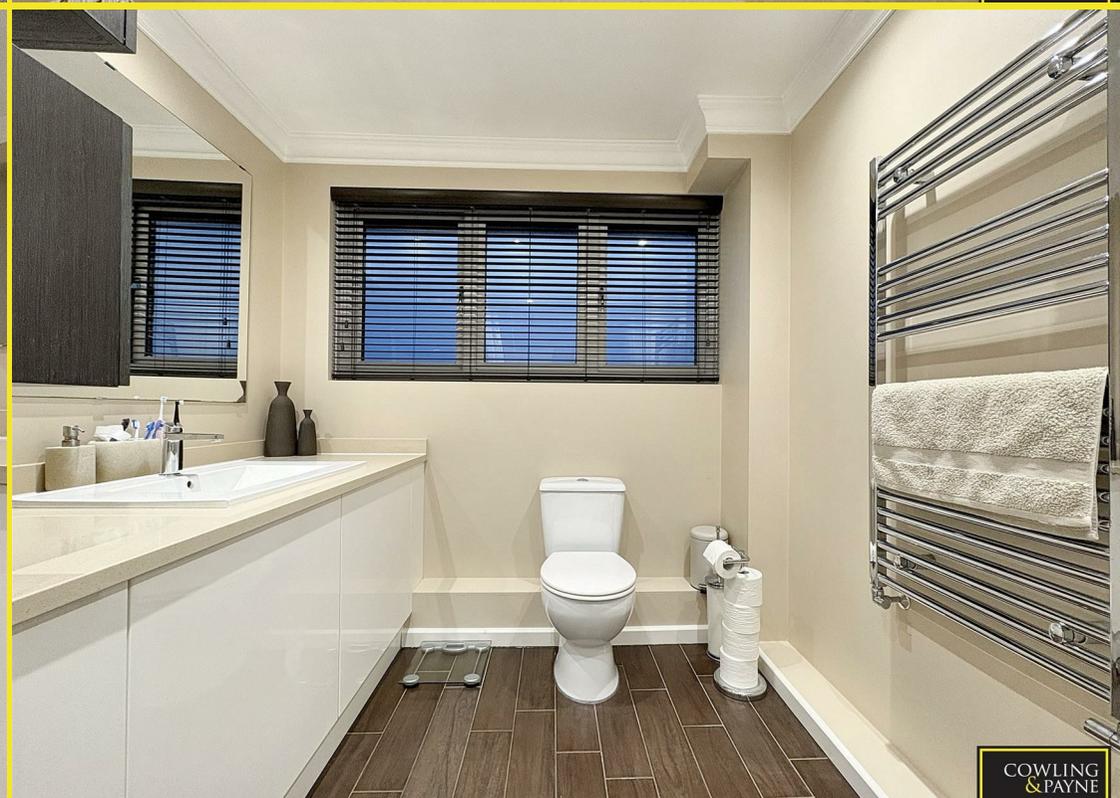
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