



St. Lukes Way Runwell, Wickford, SS11 7GE Guide Price £425,000

**** SOLD PRIOR TO MARKETING, SIMILAR STOCK REQUIRED ****

This property has now been successfully sold before reaching the open market, demonstrating the strength of our proactive marketing approach and extensive database of qualified buyers. By matching the property with the right purchaser before a public launch, we were able to secure a sale quickly and efficiently, saving our client both time and uncertainty.

We currently have a number of motivated buyers actively looking for similar properties in the area, including first-time buyers, home movers, landlords and experienced investors who are in a strong position to proceed. Demand continues to outweigh supply, meaning there is an excellent opportunity for homeowners considering a sale.

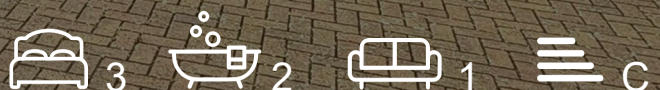
In particular, we have a cash investor who is ready to move forward immediately and is prepared to work towards a 28-day exchange of contracts, subject to all parties' solicitors being able to progress the legal work within that timeframe. This buyer is actively seeking additional opportunities and is ready to make competitive offers on suitable properties.

If you are thinking about selling, now is an excellent time to speak with us. There is every chance that we already have a waiting buyer for your property, allowing you to achieve a swift and successful sale without the need for extensive marketing.

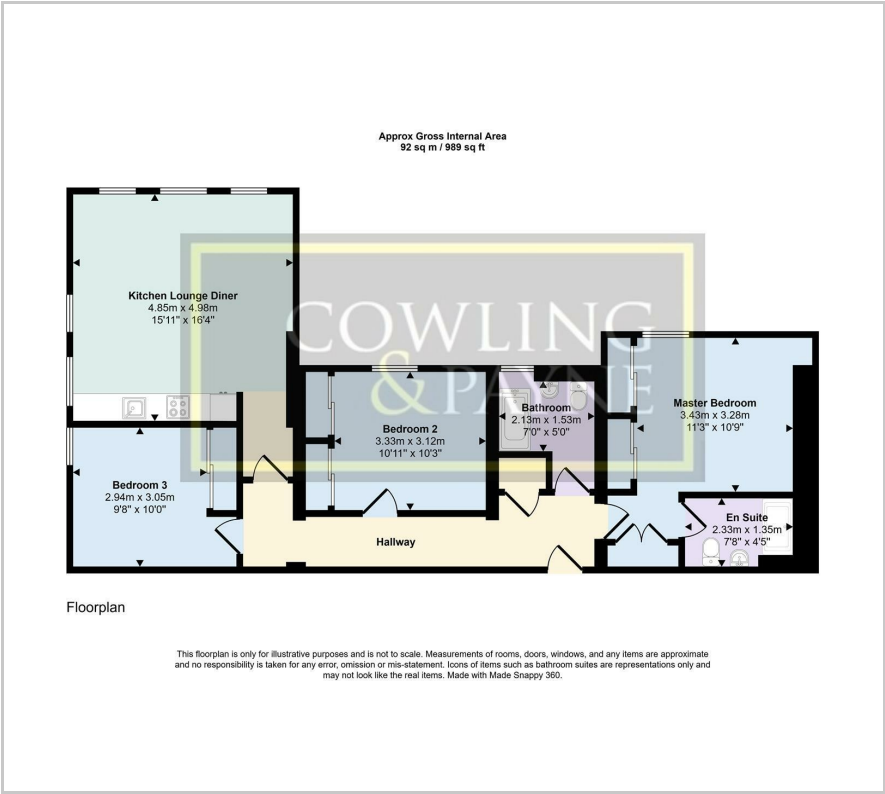
- GUIDE PRICE £400,000 - £425,000
- PRESTIGIOUS CLOCK-TOWER DEVELOPMENT WITHIN ST. LUKE'S PARK
- SPACIOUS ACCOMMODATION
- OPEN-PLAN LOUNGE, DINING AND KITCHEN AREA
- EN SUITE TO MASTER
- OPPOSITE LOCAL AMENITIES INCLUDING CO-OP AND HEID'S CAFE
- CONVENIENT ACCESS TO WICKFORD TOWN CENTRE AND TRANSPORT LINKS
- LEASE - 242 YEARS REMAINING
- COUNCIL TAX BAND - E
- 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.



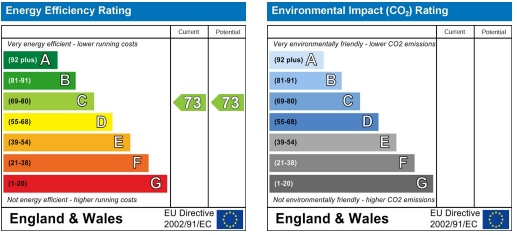
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.