

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Mahdeen Court, Wickford
Guide Price £265,000

*** GUIDE PRICE £265,000 - £275,000 ***

This well presented, two bedroom maisonette has been recently refreshed throughout and offers a bright & spacious accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The property has been newly painted and benefits from brand new carpets, creating a fresh and modern feel ready for immediate occupation. The accommodation comprises a generous living room measuring approx 23ft, fitted kitchen, two well proportioned bedrooms and a bathroom, all presented in excellent decorative order.

Conveniently situated within easy reach of Wickford town centre, local shops, amenities and transport links, including Wickford railway station with direct services into London Liverpool Street, the property is perfectly positioned for commuters and those seeking everyday convenience.

Offering comfortable, move-in-ready accommodation in a desirable location, early viewing is highly recommended.

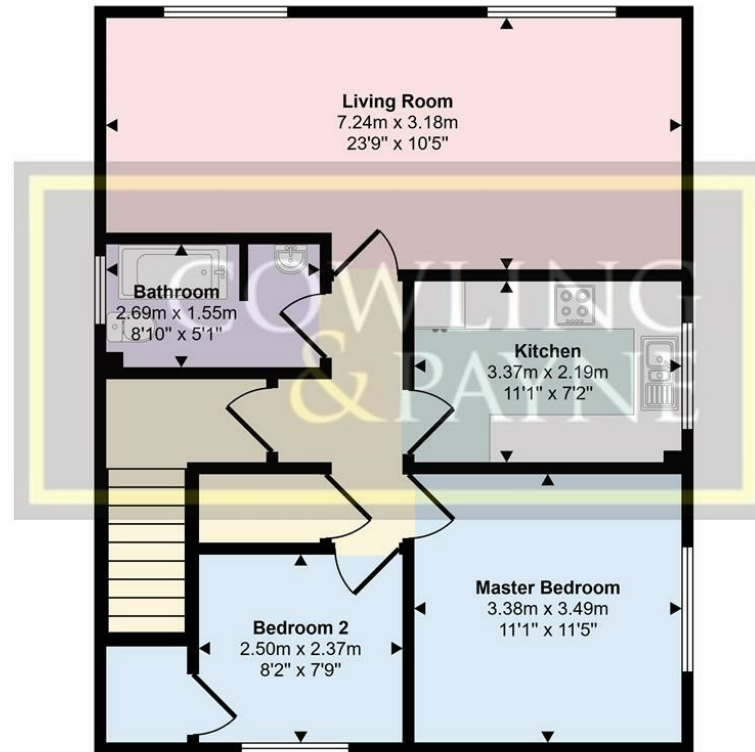


- PRIVATE FRONT DOOR ENTRANCE
- FIRST FLOOR LANDING
- HALLWAY
- BEDROOM
- BEDROOM
- BATHROOM
- KITCHEN
- LOUNGE/DINER
- GATED CAR PARK - ALLOCATED PARKING
- CHAIN FREE

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
66 sq m / 709 sq ft



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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