

RESIDENTIAL SALES
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MANAGEMENT

COWLING & PAYNE



Deirdre Avenue, Wickford
Guide Price £400,000

** GUIDE PRICE £400,000 - £410,000 **

Situated in the sought-after Deirdre Avenue, this CHAIN FREE, TWO bedroom semi-detached KEYHOLE bungalow offers spacious and versatile accommodation throughout. This spacious semi-detached bungalow is an ideal purchase for downsizers, first-time buyers, or those seeking single-level living in a convenient residential setting. It also offer excellent potential for enlargement and modernisation (STPP).

The property benefits from a welcoming entrance hallway leading to a bright and spacious lounge with attractive bay window, creating a warm and inviting living space. This combines with an open planned dining area, providing an excellent entertaining space. The fitted kitchen offers a range of storage units and work surfaces with access to the rear garden.

There are two well-proportioned bedrooms, including a generous master bedroom and a comfortable second bedroom suitable for guests, children or home office use. The accommodation is completed by a 3 piece bathroom.

Externally, the property enjoys a private rear garden with plenty of potential for outdoor dining and relaxation, while the front provides off-street parking.

Deirdre Avenue is ideally located within close proximity to local amenities, parks and bus routes, with Wickford town centre and railway station providing direct links into London Liverpool Street, making it ideal for commuters.

Early viewing is highly recommended.



HALLWAY

BEDROOM 1

BEDROOM 2

LOUNGE/DINER

KITCHEN

BATHROOM

REAR GARDEN

OFF STREET PARKING

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be

relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

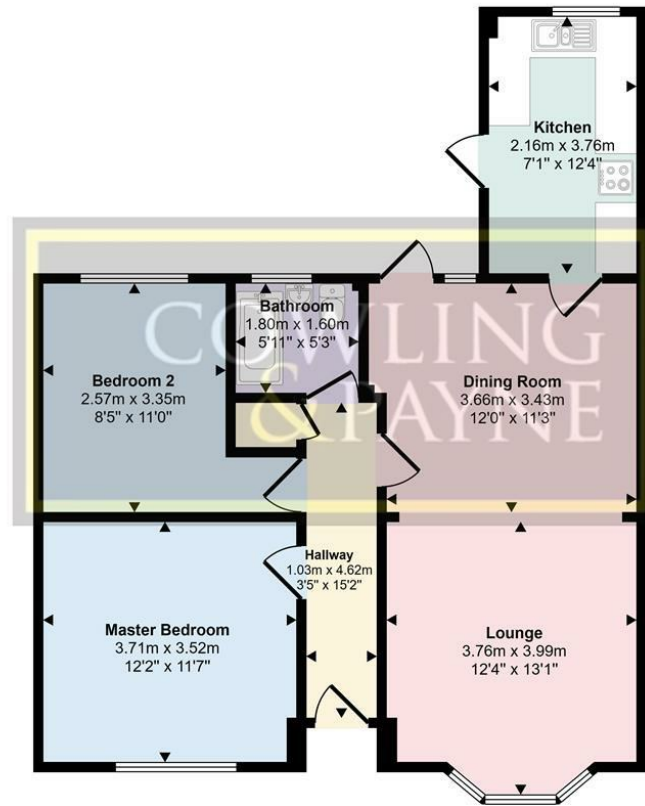
Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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
70 sq m / 749 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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