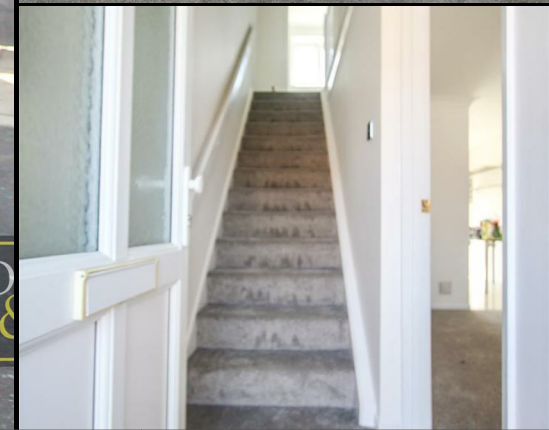


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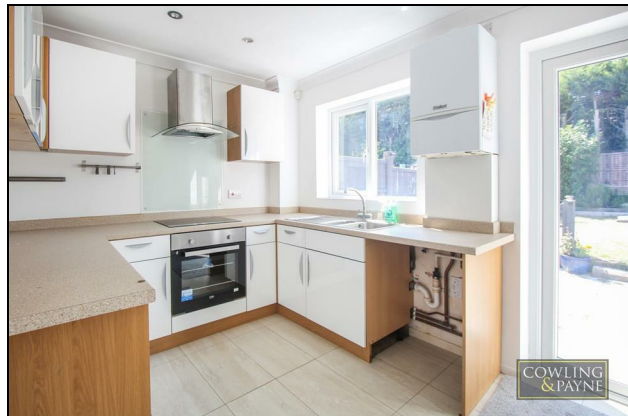
Kenley Close, Essex
£1,395 PCM

**** CPO9481 - ONLINE ENQUIRIES ONLY **** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS TWO-BEDROOM HOME, IDEALLY SITUATED WITHIN A CUL-DE-SAC IN THE POPULAR 'SHOTGATE' AREA OF WICKFORD.

THE PROPERTY BENEFITS FROM A MODERN FITTED KITCHEN AND BATHROOM, OFFERING COMFORTABLE AND STYLISH LIVING THROUGHOUT.

EXTERNALLY, THE HOME BOASTS A PRIVATE REAR GARDEN WITH PATIO AREA. ADDITIONAL ADVANTAGES INCLUDE A SINGLE GARAGE LOCATED WITHIN A NEARBY BLOCK, PROVIDING CONVENIENT PARKING OR EXTRA STORAGE.

COUNCIL TAX BAND 'C'
 AWAITING EPC TO FOLLOW
 AVAILABLE LATE JULY 2026 TO BE CONFIRMED



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		

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