

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Station Avenue, Wickford  
£1,550 Per Month

**\*\* CPO9501 - ONLINE ENQUIRIES ONLY \*\*** THIS THREE-BEDROOM HOME BENEFITS FROM AN EXCEPTIONALLY CONVENIENT LOCATION, BEING LITERALLY A 'STONE'S THROW' FROM WICKFORD MAIN LINE STATION, PROVIDING DIRECT SERVICES TO LONDON LIVERPOOL STREET.

THE PROPERTY ALSO OFFERS THE ADDED BENEFIT OF TWO PARKING SPACES, ONE UPON THE PROPERTY'S PRIVATE FRONT DRIVEWAY AND A FURTHER ALLOCATED SPACE TO THE REAR.

UPON ENTERING, YOU ARE WELCOMED BY A RECEPTION HALLWAY LEADING TO THE FITTED KITCHEN AND A CONVENIENT GROUND FLOOR CLOAKROOM. TO THE REAR OF THE PROPERTY IS A SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO THE PRIVATE REAR GARDEN, PROVIDING AN IDEAL SPACE FOR RELAXATION.

THE FIRST FLOOR COMPRISES OF THREE BEDROOMS. THE PRINCIPAL BEDROOM BENEFITS FROM AN EN-SUITE SHOWER ROOM, WHILE THE REMAINING BEDROOMS ARE SERVED BY FAMILY BATHROOM.

THE PROPERTY IS AVAILABLE FROM MID TO LATE AUGUST (SUBJECT TO CONFIRMATION).

• COUNCIL TAX BAND: D

• EPC RATING: C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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