

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Douglas Drive, Wickford
£1,450 PCM

****CPO9502- ONLINE ENQUIRIES ONLY**** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS TWO-BEDROOM HOUSE, SITUATED ON THE POPULAR 'WICK MEADOWS' DEVELOPMENT.

THE PROPERTY BENEFITS FROM A SPACIOUS LIVING ROOM, WHICH LEADS THROUGH TO A FITTED KITCHEN LOCATED AT THE REAR OF THE PROPERTY. THE KITCHEN PROVIDES SPACE FOR A BREAKFAST OR SMALL DINING TABLE, MAKING IT AN IDEAL AREA FOR BOTH EVERYDAY LIVING.

TO THE FIRST FLOOR, THE ACCOMMODATION COMPRISES A GENEROUS DOUBLE BEDROOM, A GOOD-SIZED SINGLE BEDROOM, AND A FAMILY BATHROOM.

NEW UPVC WINDOWS AND DOORS TO BE FITTED PRIOR TO TENANCY

EXTERNALLY, THE PROPERTY FEATURES A PRIVATE COURTYARD-STYLE REAR GARDEN, DESIGNED FOR LOW-MAINTENANCE OUTDOOR ENJOYMENT.

TO THE FRONT OF THE PROPERTY, THERE IS OFF-STREET PARKING FOR TWO VEHICLES.

THE PROPERTY IS CONVENIENTLY LOCATED NOT FAR TO LOCAL SCHOOLS AND WICKFORD'S RANGE OF AMENITIES, INCLUDING THE HIGH STREET AND MAINLINE RAILWAY STATION, WHICH OFFERS DIRECT SERVICES TO LONDON LIVERPOOL STREET.

EPC RATING: D
COUNCIL TAX BAND: C
AVAILABLE OCTOBER 2026



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		
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