

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Compton Terrace, Russell Gardens,  
Wickford

01206 811111



**\*\*CP09426 ONLINE ENQUIRIES ONLY \*\*** COWLING & PAYNE ARE PLEASED TO OFFER THIS CHARMING, THREE-BEDROOM 'TURN OF THE CENTURY' CHARACTER HOME.

IF YOU HAVE BEEN LOOKING FOR TWO RECEPTION ROOMS AND INDIVIDUALLY APPOINTED HOME WITH THE BENEFIT A OF THREE BEDROOMS, A MODERN KITCHEN AND BATHROOM, THEN THIS PROPERTY IS NOT TO BE MISSED.

UPON ENTERING INTO THE PROPERTY, YOU WILL BE GREETED BY THE ENCLOSED ENTRYWAY, WHICH LEADS TO THE LIVING ROOM. FOLLOWING ON FROM THERE, YOU WILL FIND A DINING ROOM AND MODERN EXTENSIVELY FITTED KITCHEN.

LOCATED TO THE FIRST FLOOR, YOU WILL FIND THE MASTER BEDROOM, WITH A FURTHER SECOND BEDROOM AS WELL AS A GENEROUSLY SIZED BATHROOM WITH A SEPARATE SHOWER. A SECOND STAIRCASE LEADS TO THE THIRD BEDROOM, LOCATED UPON THE SECOND FLOOR.

THE REAR GARDEN IS LOW MAINTENANCE FOR CONVENIENCE, INCORPORATING AN ARTIFICIAL LAWN AND PATIO. TO THE REAR OF THE GARDEN THERE IS A USEFUL GARAGE.

THE PROPERTY FURTHER BENEFITS, FROM OFF STREET PARKING TO THE PROPERTY'S DEDICATED FRONT DRIVEWAY.

CLOSE PROXIMITY TO WICKFORD'S 'BUSTLING' HIGH STREET AMENITIES & MAINLINE STATION.

CURRENTLY AWAITING EPC - COUNCIL TAX BAND 'B' - AVAILABLE EARLY APRIL 2026



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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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