

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING

& PAYNE



Maitland Road, Wickford
Guide Price £300,000

Cowling & Payne are pleased to bring to the market this TWO bedroom, CHAIN FREE property, situated on the popular Wick Meadow Estate. This end-terrace home offers an excellent opportunity for those seeking comfortable and convenient living, making it ideal for first-time buyers or those looking to downsize.

The property features a welcoming reception room, with a good size kitchen/diner and conservatory, providing a great space for both everyday living and entertaining. The home also benefits from two well-proportioned bedrooms and 3 piece bathroom.

Externally, the property offers the added advantage of two allocated parking spaces in front of the property, providing practical convenience for residents and visitors alike. In addition the rear garden benefits from side access.

Ideally positioned, the home is within easy reach of local amenities, shops, and railway station, which offers direct routes into London Liverpool Street for anyone looking to commute into London.

Offered to the market chain-free, this delightful property presents a fantastic opportunity for first-time buyers, downsizers, or investors looking to secure a home in a popular Wickford location.



- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- LANDING
- BEDROOM 1
- BATHROOM
- BEDROOM 2
- EXTERNAL SIDE ACCESS TO REAR GARDEN
- REAR GARDEN
- 2 ALLOCATED PARKING SPACES

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			88
(81-91) B			
(69-80) C		72	
(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	

Disclaimer
Whilst we make enquiries with the Seller to



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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