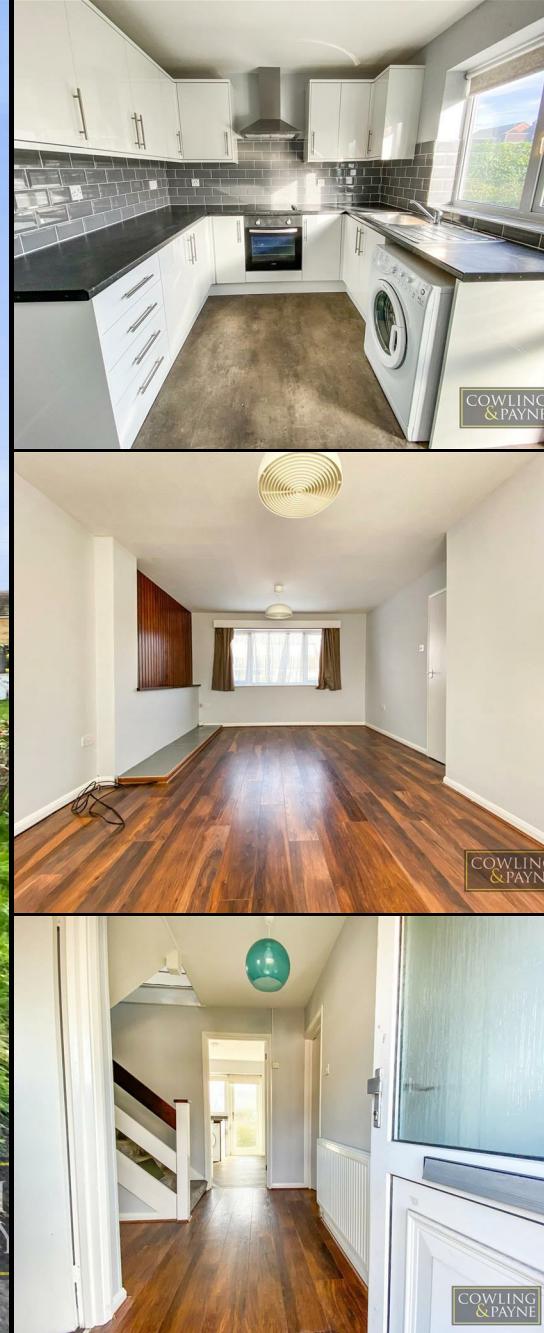


# COWLING & PAYNE

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT



Belmont Close, Wickford  
Offers In Excess Of £450,000

Unexpectedly back on the market is this chain-free FOUR bedroom detached property to the market. KEYS HELD FOR VIEWINGS

If you have been looking for that detached family home to come to the market then could this be the one you have been waiting for?

Moving into the property on the ground floor you will be happy to find a modern fitted kitchen, with a patio door leading out to the rear garden, furthermore, you will find a good size living room dining area and ground floor WC.

Moving up you will find four good size bedrooms, all offering wardrobes space, a family bathroom, and a spacious landing.

Externally the property offers a nice size rear garden, off street parking for the front and front gardens.

Cowling & Payne would recommend an internal viewing on this property to avoid missing out.

#### Additional information

Council Tax Band - E

Chain Free



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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