



## Royal Oak Drive , Wickford, SS11 8NT Guide Price £300,000

\*\*\* GUIDE PRICE £300,000 - £320,000 \*\*\*

A well-presented two bedroom end-of-terrace property, ideally suited to first-time buyers, downsizers or investors. Quietly positioned in a popular residential area, this home offers generous living accommodation and excellent outdoor space.

The ground floor comprises a welcoming entrance leading into a light and airy living room and fitted kitchen. To the rear, the conservatory provides an additional versatile living area, perfect as a dining space, home office or playroom, and opens out to the enclosed rear garden.

Upstairs, the property benefits from two well-proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden offers low-maintenance space for relaxing and entertaining, while to the side there are two private parking spaces.

This attractive home is situated close to local shops, schools, transport links and green spaces, making it a fantastic opportunity in a sought-after location.

Cowling & Payne would highly recommend a viewing on this property to avoid missing out

- GUIDE PRICE £300,000 - £320,000
- OFF STREET PARKING
- CONSERVATORY
- SIDE ACCESS TO REAR GARDEN
- GOOD LOCATION
- TWO BEDROOM
- COUNCIL TAX BAND C
- EPC RATING C
- CLOSE TO SCHOOLS
- CALL TO BOOK YOUR VIEWING

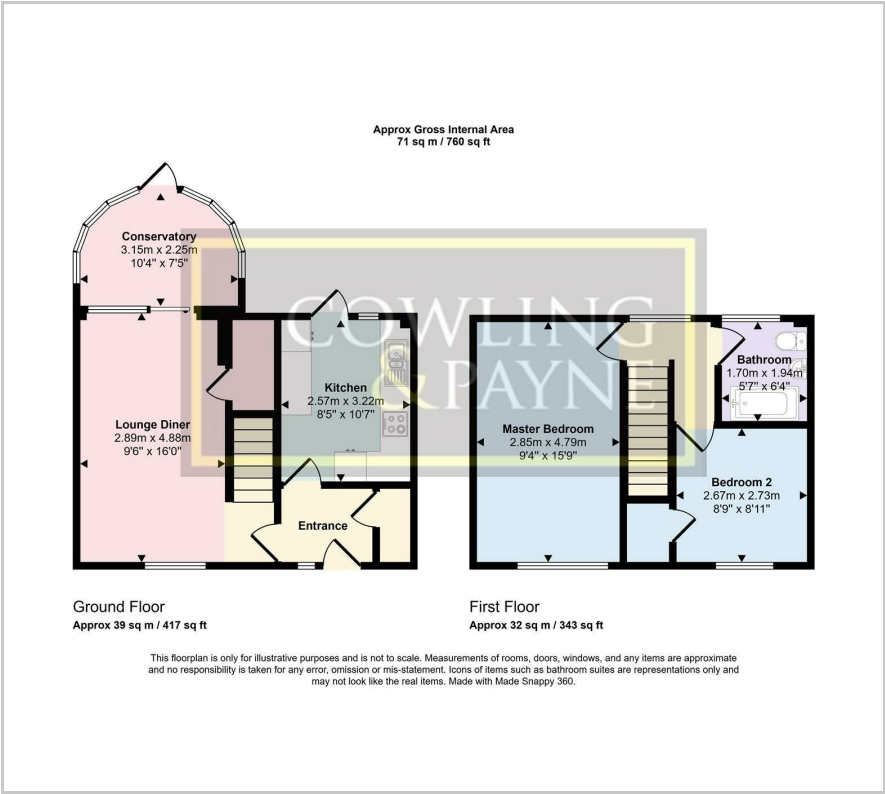
### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.





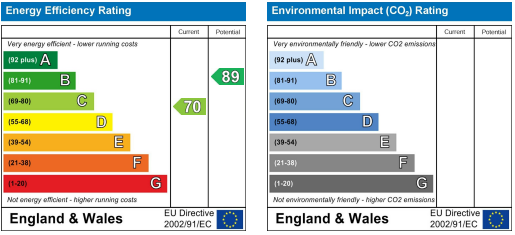
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.