

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Roding Way, Wickford
Guide Price £400,000

** GUIDE PRICE £400,000 - £425,000 **

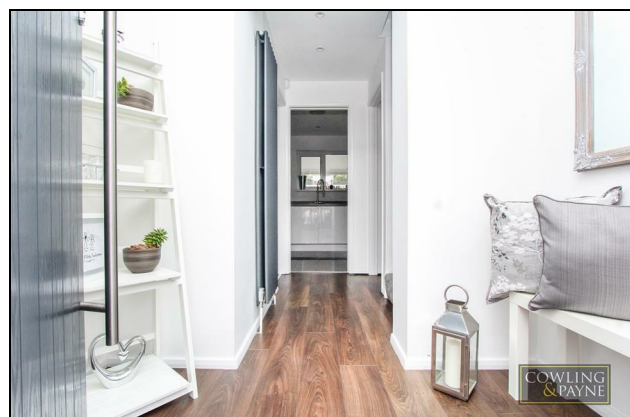
Situated within the popular Roding Way area of Wickford is this well-presented three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout alongside the added benefit of a garage and driveway parking.

The property has been maintained to a good standard and features a bright and welcoming living area which flows seamlessly through to a generous conservatory, creating an excellent entertaining and family space. The conservatory benefits from roof windows and glass windows, allowing plenty of natural light whilst providing attractive views over the rear garden.

The ground floor further comprises a modern fitted kitchen and entrance hallway, whilst upstairs offers three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property enjoys a private rear garden ideal for outdoor dining and relaxation, together with a garage and off-street parking to the front.

Conveniently located for local schools, shops and transport links, this property would make an ideal purchase for families, first-time buyers or those looking to upsize.



ENTRANCE HALL

WC

KITCHEN

LOUNGE

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE WITH PARKING

CHAIN FREE

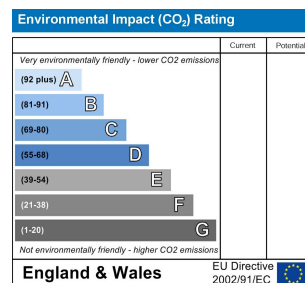
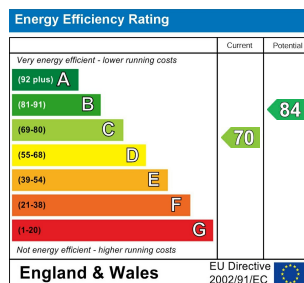
Library photos used for listing purposes

Disclaimer

Whilst we make enquiries with the Seller to 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.





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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

