



Gold Trusted Service Award 2023 feefo

# Elm Road , Wickford, SS11 7AF Offers In Excess Of £265,000

\*\* GUIDE PRICE £265,000 - £275,000 \*\* Cowling & Payne are thrilled to offer to the market this chain free TWO bedroom semi-detached property.

If you have been looking for a great starter home that is close to the town & walking distance to the station or a property that could be a great asset to your rental portfolio then this could be the one you have been waiting for.

Moving into the property you will find on the ground floor a good size living area, with an arch leading to the dining area with double glazed window overlooking the rear garden, following on you will find the galley kitchen and a ground floor WC.

Moving up to the first floor you will find two double bedrooms and a family bathroom.

Cowling & Payne would recommend a viewing on this property to avoid missing out, call the sales team for your viewing.

Additional Information  
Tenure - Freehold  
Council Tax Band - C - Basildon  
Please note that this property is Timber roughcast construction

- GUIDE PRICE £265,000 - £275,000
- CHAIN FREE
- CHARACTER PROPERTY
- TWO BEDROOMS
- WALKING DISTANCE TO HIGHSTREET
- WALKING DISTANCE TO STATION
- PRIVATE GARDEN
- CALL TO VIEW
- EPC RATING - E
- COUNCIL TAX BAND - C BASILDON

## Viewing

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



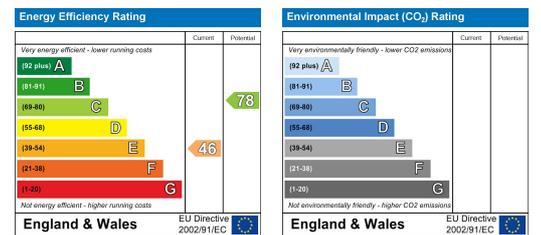
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Runwell Road, Wickford, Essex, SS11 7AB

Tel: 01268 730707 Email: [info@cowlingandpayne.co.uk](mailto:info@cowlingandpayne.co.uk) <https://www.cowlingandpayne.co.uk>