

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Carruthers Close, Wickford  
Guide Price £415,000



\*\*\* GUIDE PRICE £415,000 - £425,000 \*\*\* Cowling & Payne are delighted to bring to the market this, TWO bedroom, semi-detached bungalow which is pleasantly situated at the end of a quiet close.

Entering into the property you will firstly be greeted into a spacious and open entrance hall. Following on from this you will find benefits such as, TWO spacious bedrooms, modern shower room, living room & a good size kitchen/diner which has space for a dining table.

Externally the property features off street parking to the front, with a shared access drive leading you towards the rear garden. The rear garden consists of a paved patio area, remainder lawn with flower beds to the back. In addition the property has a large garden shed which is beneficially for storage.

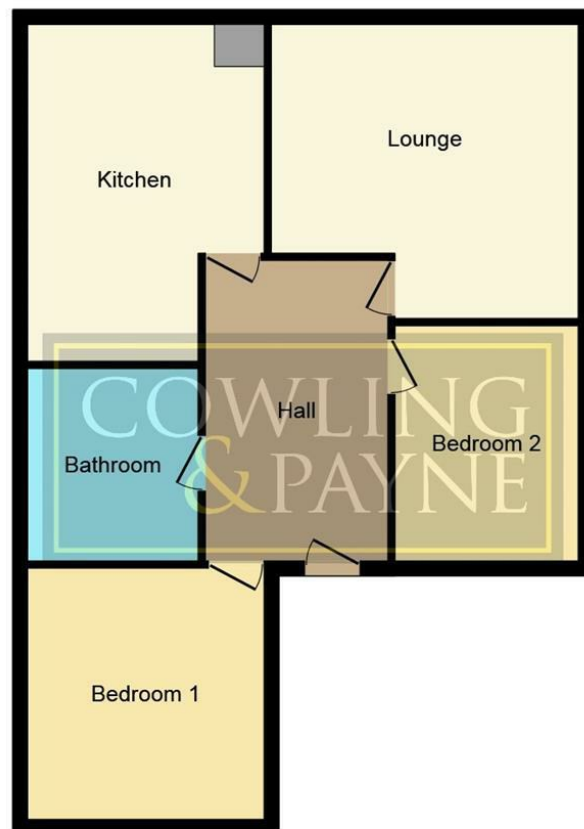
This property also comes to the market CHAIN FREE.

Carruthers Close is a quiet Close situated approx 0.7 miles away from a local amenities, shops, cafes and supermarkets in Wickford High Street. In addition It is also within walking distance of local bus routes and Wickford Railway Station for direct routes into London Liverpool Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**Floor Plan**

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

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