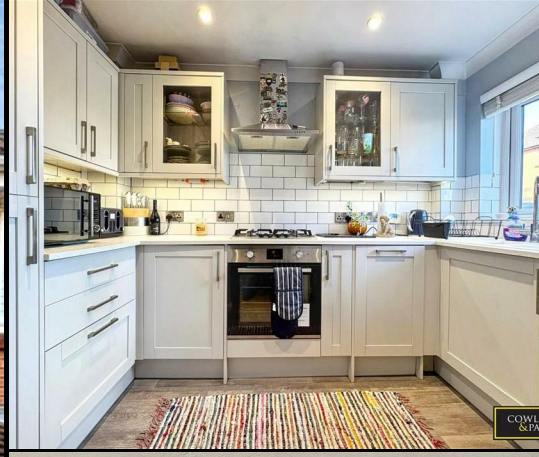
RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE









Nicholson Grove, Wickford
Guide Price £340,000

RESIDENTIAL SALES
LETTINGS & PROPERTY MANAGEMENT

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| GUIDE PRICE £340,000 - £350,000 | GROUND FLOOR WC | ONWARD CHAIN COMPLETE |

Cowling & Payne are delighted to bring to the market this well proportioned two bedroom home, situated in Nicholson Grove, Wickford. This property is an ideal purchase for first-time buyers, couples or those looking to downsize.

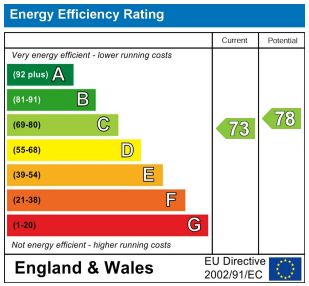
The ground floor accommodation comprises an entrance hallway with stairs rising to the first floor, a convenient downstairs WC, a fitted kitchen and a spacious lounge/diner, providing an excellent space for both relaxing and entertaining.

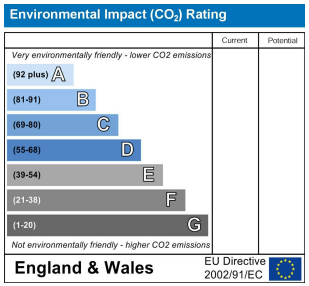
To the first floor, the property offers two well proportioned bedrooms, both with convenient wardrobe storage, and lastly a 3 piece bathroom.

Externally, there is 2 allocated parking spaces directly in front of the property. The rear garden benefits from gated access at the rear.

Location wise the property is ideally located within easy reach of Wickford town centre, local amenities, and transport links, (including Wickford railway station with services into London Liverpool Street). In addition nearby you will locate Silva Island Way, where is a medical centre, Boots pharmacy, Community centre & Tesco Express. The property is also well positioned for local bus routes.







ENTRANCE HALL

GROUND FLOOR WC

KITCHEN

LOUNGE/DINER

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

REAR GARDEN WITH REAR ACCESS

2X PARKING SPACES

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.

Photography & Video Recording Notice

Please be advised that photography, video recording, audio recording, or any form of filming is strictly prohibited during viewings without the prior express consent of the vendor and/or Cowling & Payne Estate Agents.

This policy is in place to respect the privacy, security and personal belongings of the property's occupants and owners.

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Approx Gross Internal Area
62 sq m / 669 sq ft



Ground Floor
Approx 31 sq m / 336 sq ft

First Floor
Approx 31 sq m / 333 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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