



**Seven Acres  
Wickford  
Essex  
SS11 8JA**

**Offers In Excess Of £234,000**

**bettermove**



# Seven Acres Wickford

Bettermove are proud to present this 2 bedroom maisonette in Wickford available with no forward chain.

The property benefits from double glazing, gas central heating throughout.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 1993; the service charge is £442.89.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and family bathroom on the first floor. The ground floor holds the porch and internal shed. The exterior boasts a private rear garden, perfect for enjoying the summer months.

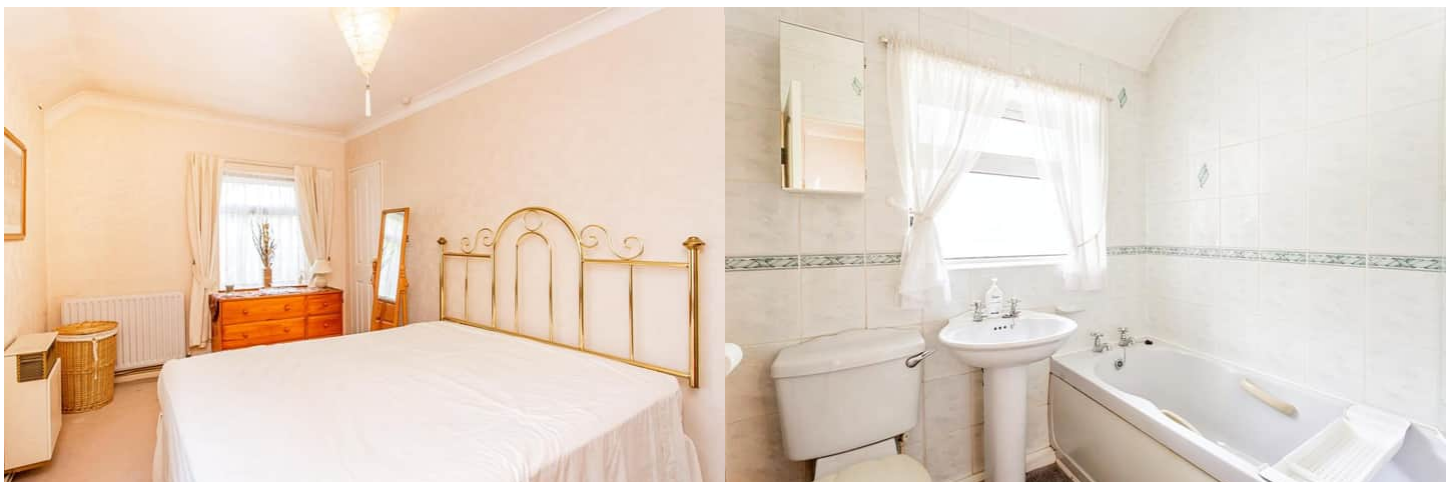
Located in the popular town of Wickford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A132, A130 and many local bus routes.

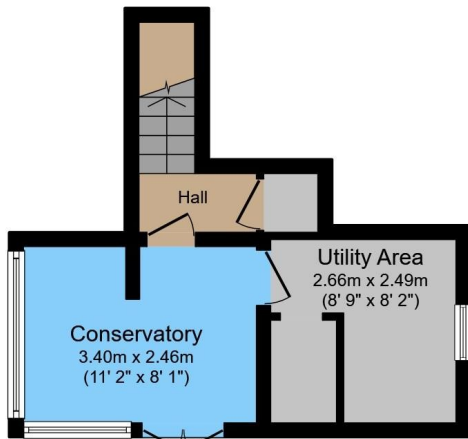
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

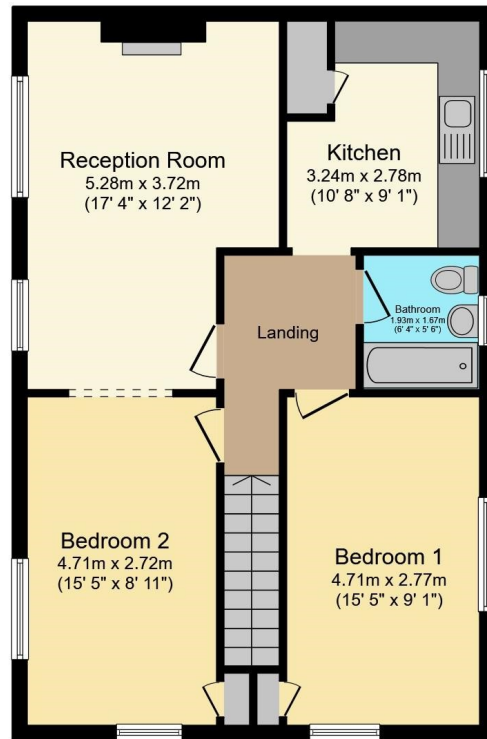
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

Total floor area 80.2 sq.m. (863 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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