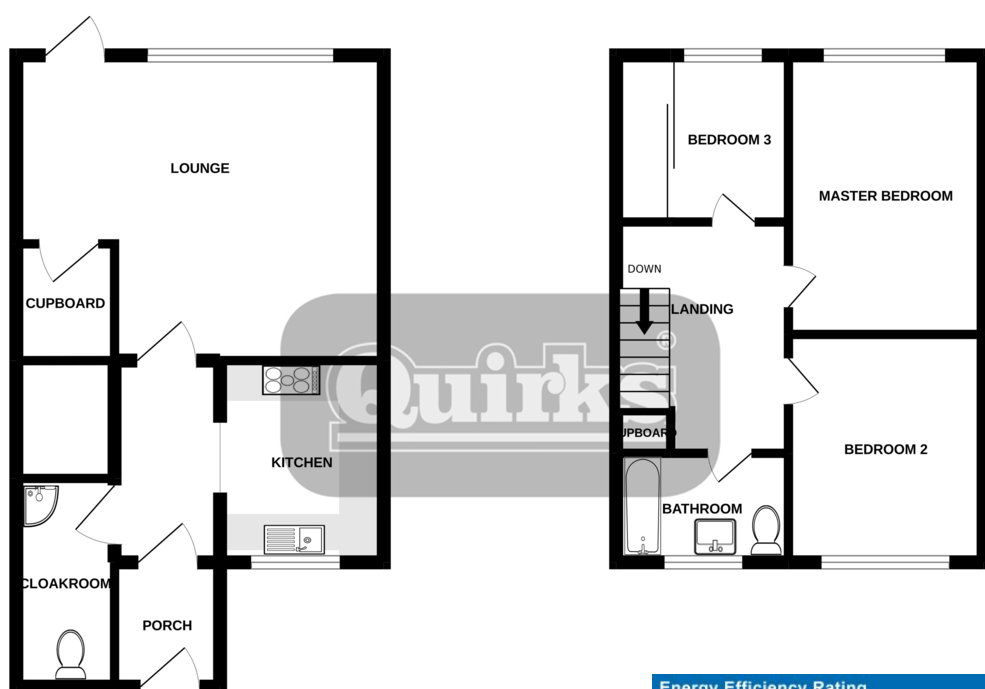




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Whilst every care is taken with the production of these details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Quirks with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Quirks. All properties are offered subject to their remaining unsold and available. These details form no part of any contract.

31 Roding Way
Wickford, SS12 9BD

Asking Price Of £375,000

Property Features

- 3 Bedroom semi detached house.
- Popular Wick Meadows location
- Attached garage and driveway
- Fitted kitchen
- Double glazing
- Gas central heating
- Lovely rear garden

Full Description

This immaculate 3 bed house located on the Wick Meadows estate offers well planned accommodation. Parking is not a problem with both attached garage and shingled drive. Close to local schools / shops and public transport, call QUIRKS today to secure your viewing 01268 560650

HALLWAY Entrance via double glazed door to porch, further door leads to the hallway. Laminate flooring, stairs to first floor, doors lead to cloakroom with further doors leading to kitchen and lounge.

LOUNGE 15' 2" x 14' 8" (4.62m x 4.47m) Double glazed window to rear aspect, radiator, dado rail, under stairs storage, laminate flooring double glazed door leading to garden.

KITCHEN 8' 1" x 7' 10" (2.46m x 2.39m) Range of base / eye level units with roll edge worksurfaces over, plumbing for dishwasher and washing machine, inset hob and cooker, single drainer sink unit with mixer tap, tiled in complimentary ceramics.

CLOAKROOM 2 piece suite comprising WC and wash hand basin, double glazed opaque window to front aspect.



FIRST FLOOR LANDING Doors to all first floor rooms.

BEDROOM 12' 10" x 8' 1" (3.91m x 2.46m) Double glazed window to rear aspect, radiator, carpet as laid.

BEDROOM 10' 6" x 8' 2" (3.2m x 2.49m) Double glazed window to front aspect, radiator, carpet as laid.

BEDROOM 7' 6" x 4' 5 up to front of wardrobes" (2.29m x 1.35m) Double glazed window to rear aspect, radiator, carpet as laid. Range of mirror fronted wardrobes running the length of the room.

BATHROOM 3 Piece suite comprising enclosed panelled bath, WC and wash hand basin with complimentary ceramics, double glazed opaque window to front aspect.

FRONTAGE To the front of the property there is a shingled driveway with attached garage.

REAR GARDEN Garden is laid to lawn, commencing with a patio area. Flower and shrub borders with a garden shed to remain with power and light.

