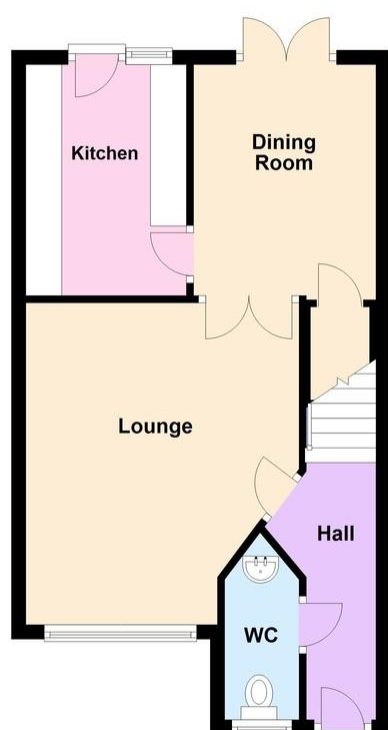
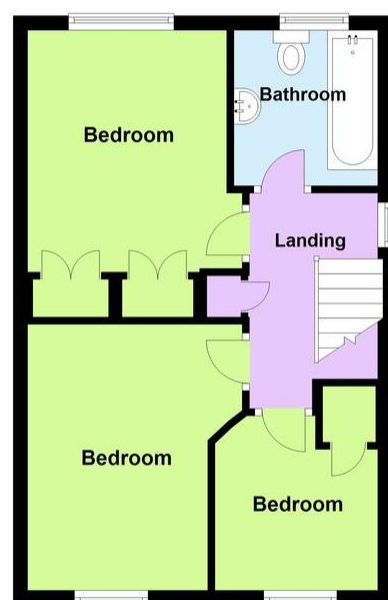




**Ground Floor**  
Approx. 40.7 sq. metres (438.6 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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>		



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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.

**6 Speyside Walk**  
Wickford, Essex, SS12 9NZ

**Offers In Excess Of £375,000**

# Property Features

- Lounge 14'10 x 12'8
- Dining Room 10'6 x 8'2
- Kitchen 10'6 x 7'4
- 3 First Floor Bedrooms
- Bathroom & Cloakroom
- Southerly Rear Garden
- Detached Garage
- No Onward Chain

## Full Description

Situated on the popular Wick Meadows development set within walking distance of local shops, park, school and medical centre is this 3 bedroom end terraced property benefitting from accommodation including lounge 14'10 x 12'8, dining room 10'6 x 8'2, kitchen 10'6 x 7'4, 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) southerly garden to rear and detached garage with access via Duncan Close. The property is offered with the additional benefit of no onward chain.

Double glazed opaque door to:

ENTRANCE HALL Radiator (untested).

CLOAKROOM Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Tiled splashback. Radiator (untested).

LOUNGE 14' 10" x 12' 8" (4.52m x 3.86m) Double glazed window to front. Two radiators (untested). Coved ceiling. Fireplace. Glazed double doors to:

DINING ROOM 10' 6" x 8' 2" (3.2m x 2.49m) Double glazed French doors to rear garden. Radiator (untested). Under stairs cupboard.

KITCHEN 10' 6" x 7' 4" (3.2m x 2.24m) Double glazed window and double glazed door to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Space for washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested). Cupboard housing gas fired boiler



(untested).

FIRST FLOOR LANDING Double glazed window to side. Airing cupboard housing lagged cylinder (untested). Access to loft.

BEDROOM ONE 11' 4" x 9' (3.45m x 2.74m) Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboards.

BEDROOM TWO 12' x 8' (3.66m x 2.44m) Double glazed window to front. Radiator (untested).

BEDROOM THREE 8' 10" x 7' 4" (2.69m x 2.24m) Double glazed window to front. Radiator (untested). Over stairs cupboard.

BATHROOM Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) and rail. Vanity cupboard. Radiator (untested). Extractor fan (untested).

SOUTHERLY REAR GARDEN Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Shed. outside tap (untested). Wide area to side. Courtesy door to:

DETACHED GARAGE Access via Duncan Close.

