



Crawford Chase, Wickford

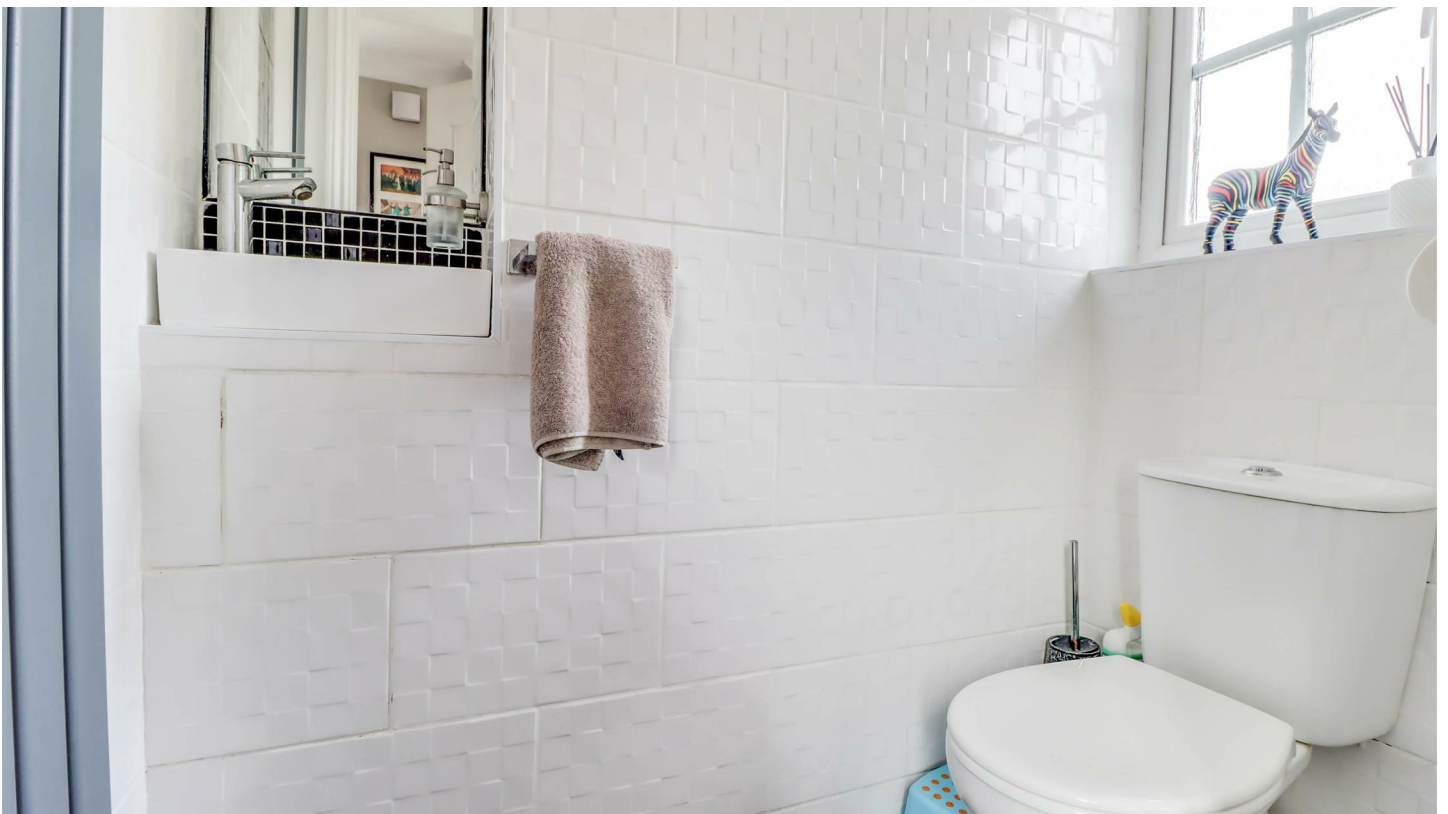
£390,000

- Lounge 14' x 12'
- 3 First Floor Bedrooms
- Garden to Rear
- Off Street Parking
- Kitchen/Diner 15' x 8'8
- Bathroom & Ground Floor Cloakroom
- Detached Garage
- Wick Meadows Development

3 BEDROOM END TERRACED. DETACHED GARAGE & OFF STREET PARKING. 14' LOUNGE. 15' KITCHEN/DINER. BATHROOM & CLOAKROOM. SOUTHERLY GARDEN. Situated on the popular Wick Meadows development in a cul-de-sac position set within walking distance of local park, shops, school is this 3 bedroom end terraced property benefitting from SOUTH facing garden and accommodation including lounge 14' x 12', kitchen/diner 15' x 8'8", 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), detached garage and off street parking.



Council Tax Band: D



Double glazed opaque door to:

ENTRANCE HALL

Double glazed window to side. Radiator (untested).

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Extensive tiling to floor and walls. Upright radiator (untested).

LOUNGE

14' x 12'

Double glazed window to front. 2 Radiators (untested). Coved ceiling. Under stairs cupboard.

KITCHEN/DINER

15' x 8'8

Double glazed window and double glazed French doors to rear garden. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit. Recess for washing machine, dishwasher and fridge freezer. Built in oven, hob and extractor fan above (all untested).

Tiled surround. Radiator (untested).

FIRST FLOOR LANDING

Airing cupboard/ Access to loft with ladder and light (untested).

BEDROOM ONE

11' x 8'10

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards.

BEDROOM TWO

10'4 x 8'6

Double glazed window to front. Radiator (untested). Coved ceiling. Laminate finish to floor.

BEDROOM THREE

7'10 x 6'4

Double glazed window to rear. Radiator (untested).

BATHROOM

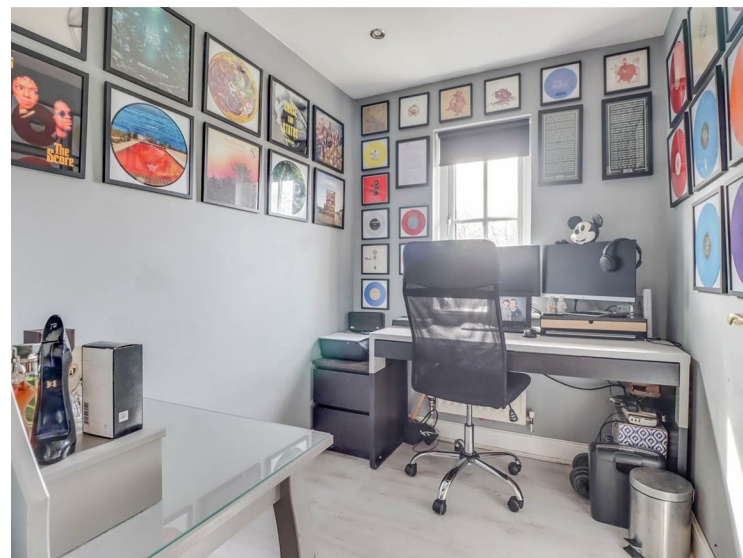
Double glazed opaque window to front. Updated suite comprising of low level WC, vanity wash hand basin and Whirlpool panel enclosed bath unit (untested) with shower (untested) and screen. Radiator/rail (untested). Extractor fan (untested).

SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Gate to side.

DETACHED GARAGE

Up and over door to front. Power and light connected. Independent driveway and gravel providing off street parking.





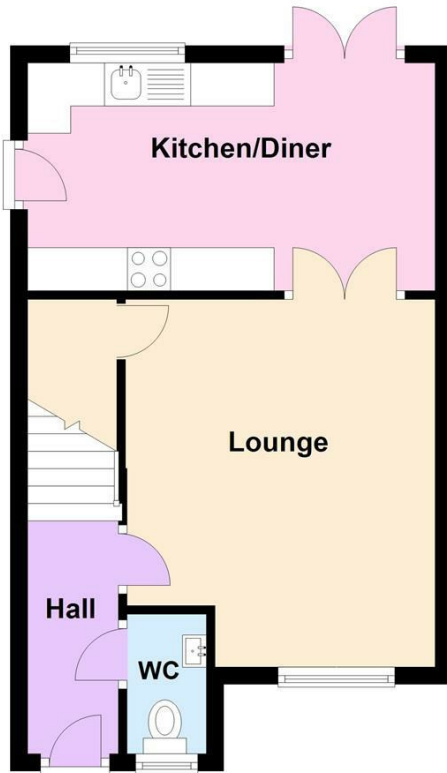
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

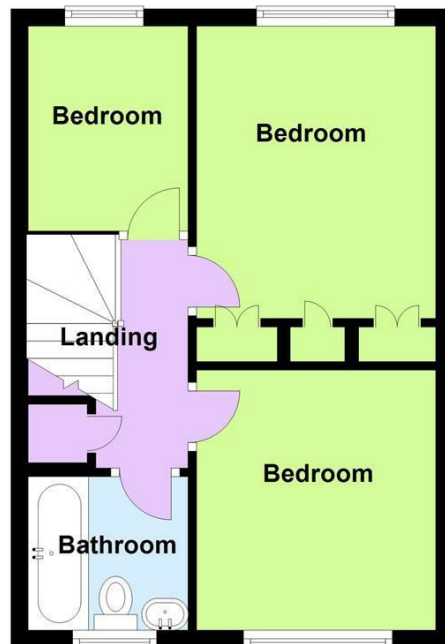
Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.9 sq. feet)