



## St Omer Close, Wickford

£250,000

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- STAMP DUTY FREE FOR FIRST TIME BUYERS
- CUL DE SAC LOCATION
- OFF ROAD PARKING SPACE
- PRIVATE REAR GARDEN
- WICK MEADOWS LOCATION
- FREEHOLD
- BASILDON COUNCIL TAX BAND B
- EPC - C

A FREEHOLD ONE BEDROOM HOUSE with PARKING and its own PRIVATE GARDEN.  
This home is currently VACANT and therefore available for an immediate purchase. GAS CENTRAL HEATING and DOUBLE GLAZED WINDOWS are installed. KEYS ARE HELD for an immediate viewing.



Council Tax Band: B



## ENTRANCE

Street door to porch,  
further door to property

## LOUNGE

17'3 max x 14 max  
Double glazed patio door  
to garden, textured ceiling  
with coved surround

## KITCHEN

7'9 x 6'2  
Double glazed window,  
textured ceiling with coved  
surround, kitchen units to  
ground and eye level built  
in oven, hob and cooker  
hood, integrated fridge  
freezer and concealed  
washing machine, tiled  
splash backs and flooring

## LANDING

Doors to accommodation

## BEDROOM

11'2 x 10'5  
Double glazed window,  
radiator, textured ceiling  
with coved surround

## BATHROOM

Double glazed window,  
three piece suite  
comprising pannelled bath  
with shower and screen ,  
pedestal wash hand basin  
and low flush wc, heated  
towel rail

## PRIVATE GARDEN

Commences with patio  
remainder laid to lawn,  
fenced

## OFF STREET PARKING SPACE

## DISCLAIMER

PLEASE NOTE - any  
appliances, fixtures,  
fittings or heating systems  
have not been tested by  
the agent and we have  
relied on information  
supplied by the seller to  
prepare these details..  
Interested applicants are  
advised to make there  
own enquiries about the  
functionality.





EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor

Approx. 22.8 sq. metres (245.1 sq. feet)



### First Floor

Approx. 21.0 sq. metres (226.4 sq. feet)

