



Hayling Grove, Wickford

£330,000

- Delightful Family Home
- Fitted Kitchen / Diner
- Two Fitted Bedrooms with Built in Wardrobes
- Two Parking Spaces
- Early Viewing Advised
- Spacious Lounge
- Cloakroom / WC
- Family Bathroom
- Neat Gardens

Situated in a pleasant cul de sac location on the popular Wick Meadows developmemt within walking distance of park, school and local shops. An attractive End Terrace House with Entrance Hall, Lounge, Kitchen/Diner, Cloakroom / WC, Two generous bedrooms both with fitted wardrobes and a Bathroom with 3 piece suite. Having double glazed windows, gas radiator heating and Two Parking spaces directly opposite the property. Early viewing strongly advised.

2 1 1 D

Council Tax Band: C



Entry

Double glazed entrance door to:

Hallway:

Textured and coved ceiling, stairs to first floor, radiator, door to:

Lounge:

13'8 x 10'8

Double glazed window to front, radiator, textured and coved ceiling, access to under stair cupboard.

Door to:

Fitted Kitchen:

13'9 x 9'2

Fitted work surfaces to three walls with drawers, cupboards and space below. Wall mounted cupboards, plumbing for washing machine, part tile walls, concealed wall mounted gas fired boiler. Double glazed window to rear overlooking the garden, radiator, part double glazed door to rear garden. Four ring gas hob with oven below and hood above.

Cloakroom:

Suite comprising low level WC and corner wash basin with tiled splash back. Laminate flooring, textured ceiling and extractor fan, obscure double glazed window to side.

Landing:

Double glazed window to side, radiator, loft access, textured and coved ceiling.

Bedroom One:

10'8 x 9'8

Two double glazed windows to front, built in cupboard. Built in twin single wardrobes with high level cupboards between. Matching wardrobe to remain, radiator.

Bedroom Two:

11'8 x 7'2

Two double glazed windows to rear, built in four door run of fitted floor to ceiling wardrobes, radiator, textured ceiling.

Bathroom:

7'3 x 5'8

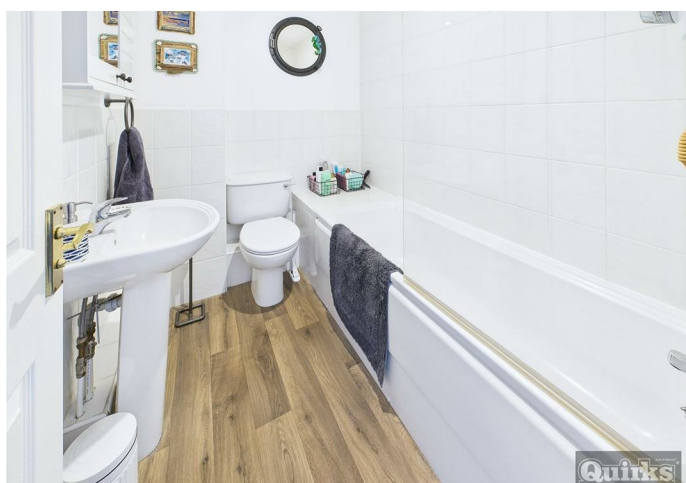
Modern suite comprising low level WC, panel bath with shower and splash screen over. Pedestal wash basin, laminate floor, part tiled walls, textured ceiling, extractor fan, radiator.

Own Front Garden:

Allocated Parking for Two Cars.

Neatly Tended Rear Garden:

Decked patio area, pedestrian side access,

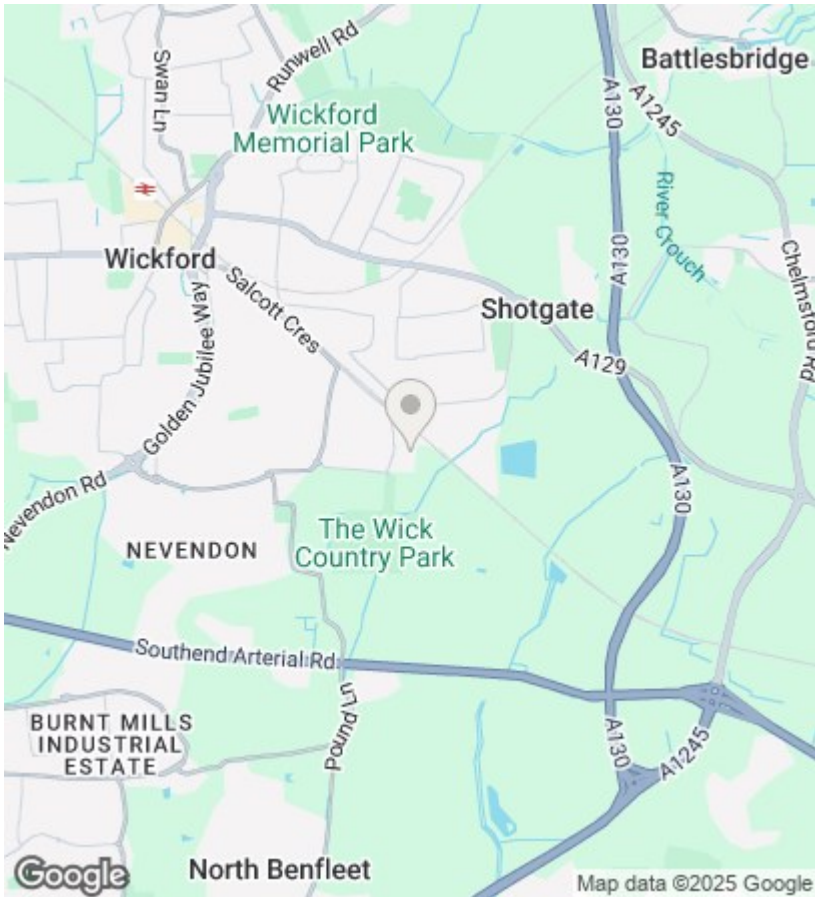


water tap, flower beds and lawn area.

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:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 