



Roding Way, Wickford

Price Guide £375,000

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- MODERN KITCHEN AND BATHROOM
- FRONT AND REAR GARDENS
- EPC - C
- GARAGE
- PLANNING PERMISSION FOR SIDE EXTENSION AND LOFT CONVERSION
- DOUBLE GLAZED
- WICK MEADOWS DEVELOPMENT
- COUNCIL TAX - C

GUIDE PRICE £375,000 - £385,000

A THREE BEDROOM semi detached house located on the ever popular WICK MEADOWS development. Having been maintained to a great standard by previous and current owners and having a GROUND FLOOR CLOAKROOM and GARAGE and additional OFF ROAD PARKING SPACE aside from the TWO OFF ROAD SPACES IN THE FRONT GARDEN. This home also boasts DOUBLE GLAZING and GAS CENTRAL HEATING as well as MODERN KITCHEN and BATHROOM. Planning permission was granted in 2021 for a side extension and a loft conversion, so could be enlarged if needed.



Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to hall, stairs to first floor, radiator, doors to accommodation

CLOAKROOM

Double glazed window to front, low flush wc and wall mounted wash hand basin, tiled floor, part tiled walls, heated towel rail

LOUNGE

15'2 x 14'9

Double glazed window to rear with double glazed door alongside, wood effect laminate floorcovering, radiator, access to under stair cupboard

KITCHEN

8'1 x 7'9

Double glazed window to front, range of units to both ground and eye level incorporating complimentary roll edged work surfaces, space and plumbing for kitchen appliances, fitted oven and hob with hood over, wood effect laminate floorcovering, tiled splashbacks

LANDING

access to loft and doors to accommodation

BEDROOM ONE

12'9 x 8'3

Double glazed window to rear, radiator

BEDROOM TWO

10'4 x 8'1

Double glazed window to front, radiator

BEDROOM THREE

7'5 x 6'2

Double glazed window to rear, radiator

BATHROOM

Double glazed window to front, panelled bath, wash hand basin inset to vanity unit, low flush wc, tiled floor and walls

FRONT GARDEN

Lawn, tree, off road parking spaces, path to front door, retaining wall

REAR GARDEN

Commences with decked seating area, remainder laid mostly to lawn, fenced to all boundaries, shed

GARAGE

16'3 x 8'4

Located in block at end of road, with parking space in front, accessed via up and over door

AGENTS NOTE

Planning permission was granted in October 2021 for two extensions one to the side and loft

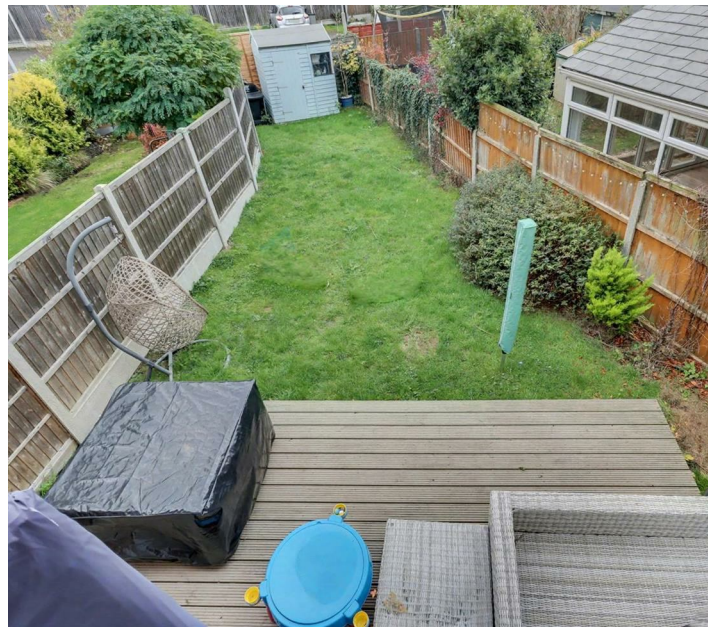


conversion.

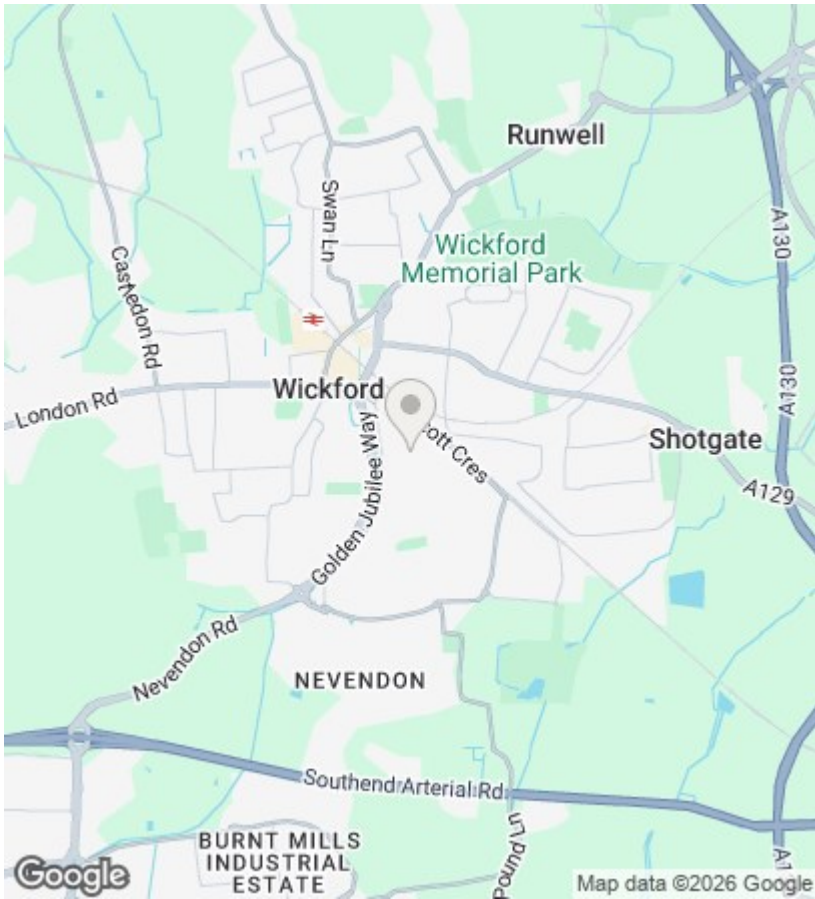
Plans are available to view at basildon.gov
planning reference 21/01545/ldcp and
21/01544/full

DISCLAIMER

PLEASE NOTE - any appliances, fixtures,
fittings or heating systems have not been
tested by the agent as we are not qualified to
do so. 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
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

