



## Doeshill Drive, Wickford

Offers Over £300,000

- Entrance Hall
- Kitchen/Diner 13'6 x 8'
- Bathroom
- 2 Parking Spaces
- Lounge 14'6 x 13'6
- 2 First Floor Bedrooms
- Garden to Rear
- No Onward Chain

2 BEDROOM TERRACED. 2 PARKING SPACES. GARDEN TO REAR. 14'6 LOUNGE. 13'6 KITCHEN/DKINER. NO ONWARD CHAIN. Situated in this on the popular Wick Meadows development within easy access of town centre and mainline railway station is this 2 bedroom terraced property benefitting from accommodation including lounge 14'6 x 13'6, kitchen/diner 13'6 x 8', 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear and 2 parking spaces. The property is offered with no onward chain.



Council Tax Band: C



### ENTRANCE PORCH

External cupboard. Double glazed door to:

### ENTRANCE HALL

### LOUNGE

14'6 x 13'6

Double glazed window to front. Two radiators. Coved ceiling. Dado rail finish to wall.

### KITCHEN/DINER

13'6 x 8'

Double glazed window and double glazed door to rear garden. 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. Built in double oven and hob. Integrated dishwasher, washing machine and fridge. Understairs cupboard housing space for fridge freezer.

### FIRST FLOOR LANDING

Airing cupboard. Radiator. Access to loft.

### BEDROOM ONE

13'6 x 11'4

Two double glazed window to front. Radiator.

### BEDROOM TWO

12' x 7'2

Double glazed window to rear. Radiator.

### BATHROOM

Double glazed opaque window to rear. Suite

comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and screen.

Tiled surround.

Radiator/rail.

### REAR GARDEN

Commencing with patio. Shed. Outside tap. Gate to rear. Path to:

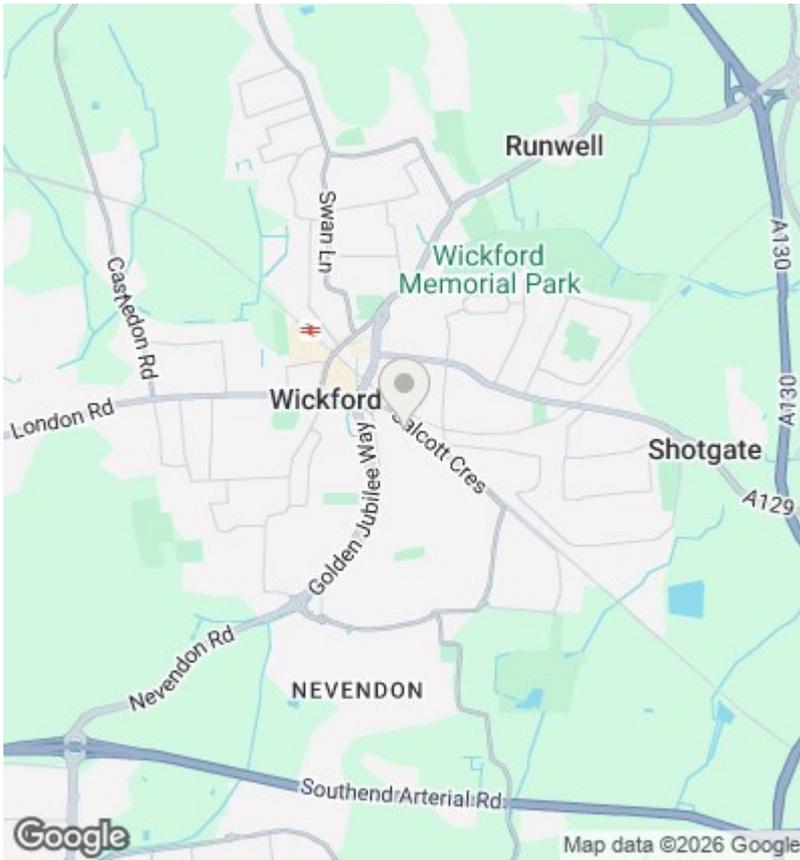
### PARKING

We understand from the vendor that the property benefits from 2 parking spaces to the rear, subject to legal confirmation.

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>70</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	

