



## Erskine Place, Wickford

£400,000

- THREE BEDROOM DETACHED HOUSE
- CONSERVATORY
- CLOAKROOM
- GAS CENTRAL HEATING
- COUNCIL TAX - D - BASILDON
- NO ONWARD CHAIN
- POPULAR WICK MEADOWS DEVELOPMENT
- DOUBLE GLAZED
- CUL DE SAC
- EPC - D



A THREE BEDROOM DETACHED HOUSE with CONSERVATORY and GARAGE being offered for sale with NO ONWARD CHAIN. Located in a CUL DE SAC on the ever popular WICK MEADOWS development. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING as well as a GROUND FLOOR CLOAKROOM. Keys are held by the agent for an immediate viewing which is highly recommended

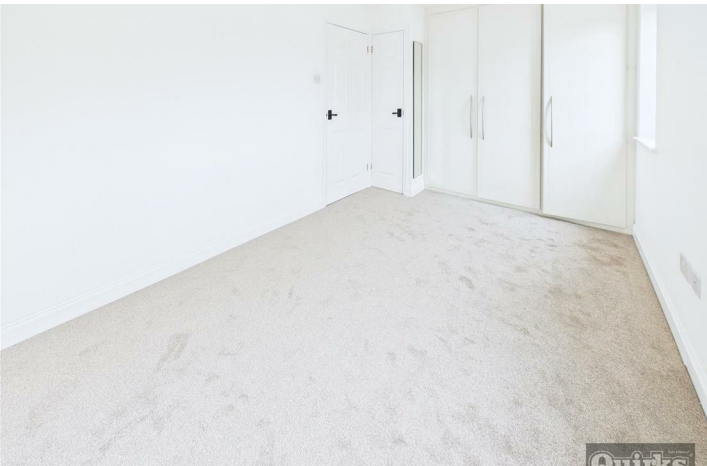
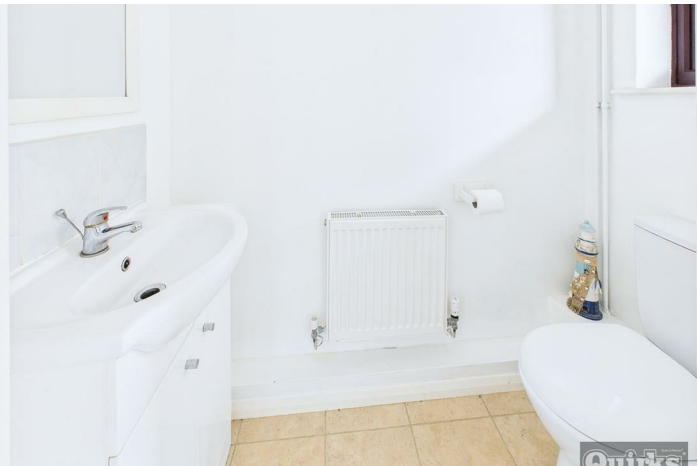
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Council Tax Band: D



#### ENTRANCE HALL

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

#### CLOAKROOM

Double glazed window to front, radiator, low flush wc and wash hand basin inset to vanity unit, tiling to floor

#### KITCHEN

9'2 x 7'11

Double glazed window to front, extensive range of units to both ground and eye level with complimentary roll edged worksurfaces with inset sink unit with mixer taps, built in oven and hob with hood over, space for fridge freezer and washing machine, tiled floor and splash back

#### LOUNGE

14'5 x 14'3

Double glazed window to rear with further double glazed sliding patio door to conservatory, radiator, feature fire surround

#### CONSERVATORY

10'1 x 9'1

Double glazed windows to three sides with double glazed French doors to garden

#### BEDROOM ONE

12'5 x 8'2

Two double glazed window to front, radiator, fitted wardrobes to one wall

#### BEDROOM TWO

9'6 x 6'7

Double glazed window to rear, radiator

#### BEDROOM THREE

7'6 x 6'6

Double glazed window to rear, radiator

#### BATHROOM

Double glazed window to flank, heated towel rail, suite comprises panelled bath with shower and screen, pedestal wash hand basin, low flush wc, half tiled walls, tiled floor

#### GARAGE

Up and over door driveway to front

#### FRONT GARDEN

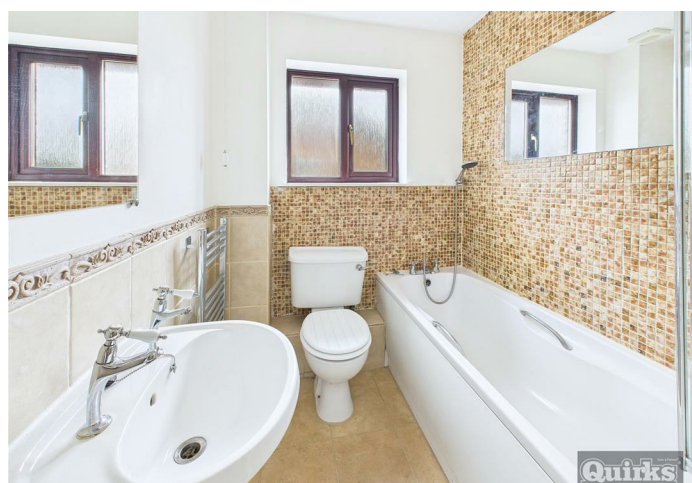
Drive way in front of garage, other hard standing area can also be utilised as parking, side access to rear garden

#### REAR GARDEN

Fenced to all boundaries, decked area, patio area, lawn area, side access to front

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures,



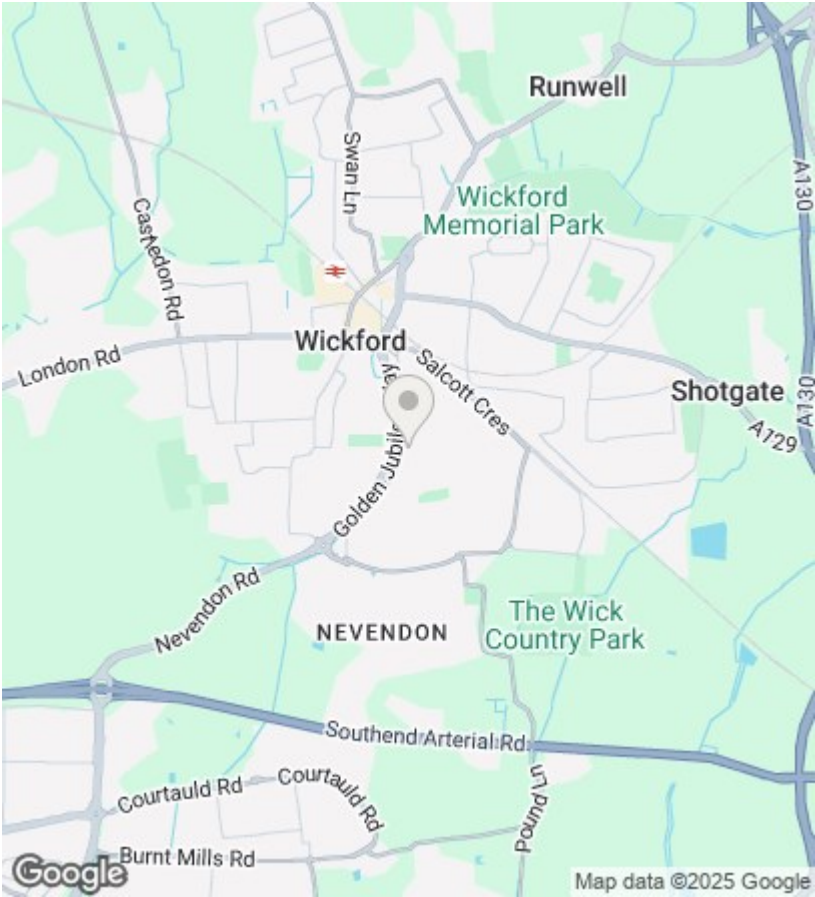


fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.









EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>68</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 