

## Mendip Close, Wickford

£350,000

- THREE BEDROOM END TERRACED HOUSE
- GROUND FLOOR CLOAKROOM
- NO ONWARD CHAIN
- LOW MAINTENACE REAR GARDEN
- COUNCIL TAX - BASILDON - D
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- INTEGRATED FRIDGE/FREEZER
- EPC - TBC

A VACANT THREE BEDROOM END TERRACED HOUSE offered for sale with NO ONWARD CHAIN. This home is located in a small CUL DE SAC and having OFF ROAD PARKING as well as a GROUND FLOOR CLOAKROOM and REAR GARDEN we would urge interested applicants to contact QUIRKS for an immediate viewing as we hold keys. Viewings are recommended to avoid disappointment.



Council Tax Band: D



## ENTRANCE HALL

Part glazed street door to hall, radiator, doors to accomodation

## CLOAKROOM

Double glazed window to front, radiator, low flush wc and wash hand basin

## LOUNGE/DINER

22'10 max x 15'10 max  
Double glazed window in square bay to front, radiator, access to cupboard under stairs, door to rear garden

## KITCHEN

10'4 x 7'1  
Double glazed window to rear, range of units to ground and eye level incorporating complimentary roll edged work surfaces with inset sink with drainer and mixer tap, space washing machine, fitted oven and hob, tiled splash backs, integrated fridge freezer, tiling to floor

## LANDING

Access loft, door to cupboard that was formally airing cupboard, doors to accomodation

## BEDROOM ONE

11'11 x 9'11  
Double glazed window to front, radiator

## BEDROOM TWO

10'6 x 8'11  
Double glazed window to rear, radiator, fitted wardrobes to one wall

## BEDROOM THREE

9'5 x 7'1  
Double glazed window to rear, radiator

## BATHROOM

Double glazed window to front, heated towel rail three piece suite comprising p shaped bath with screen and shower over, low flush wc, wall mounted wash hand basin tiling to walls

## REAR GARDEN

Patio to fore, side pedestrian access, two sheds, patio to fore, raised astro turf lawn, fenced to all boundaries, outside electrical socket

## FRONT GARDEN

Block paved driveway affording off road parking, side gate to rear garden, area for flower borders or pots

## 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



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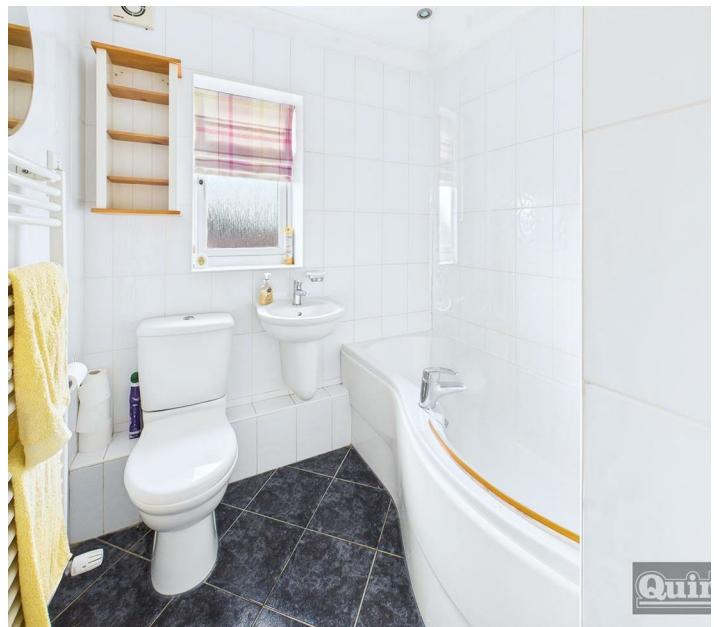


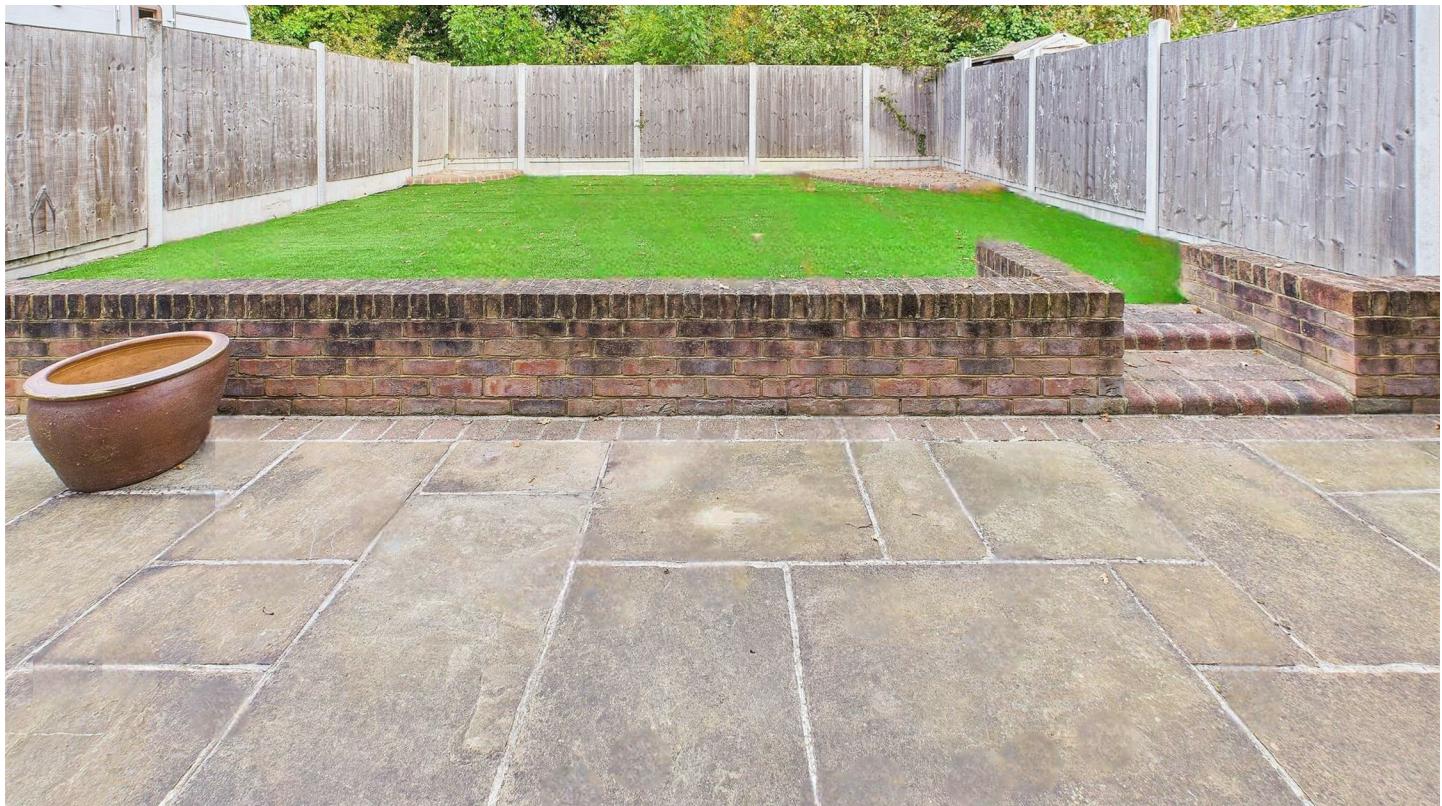
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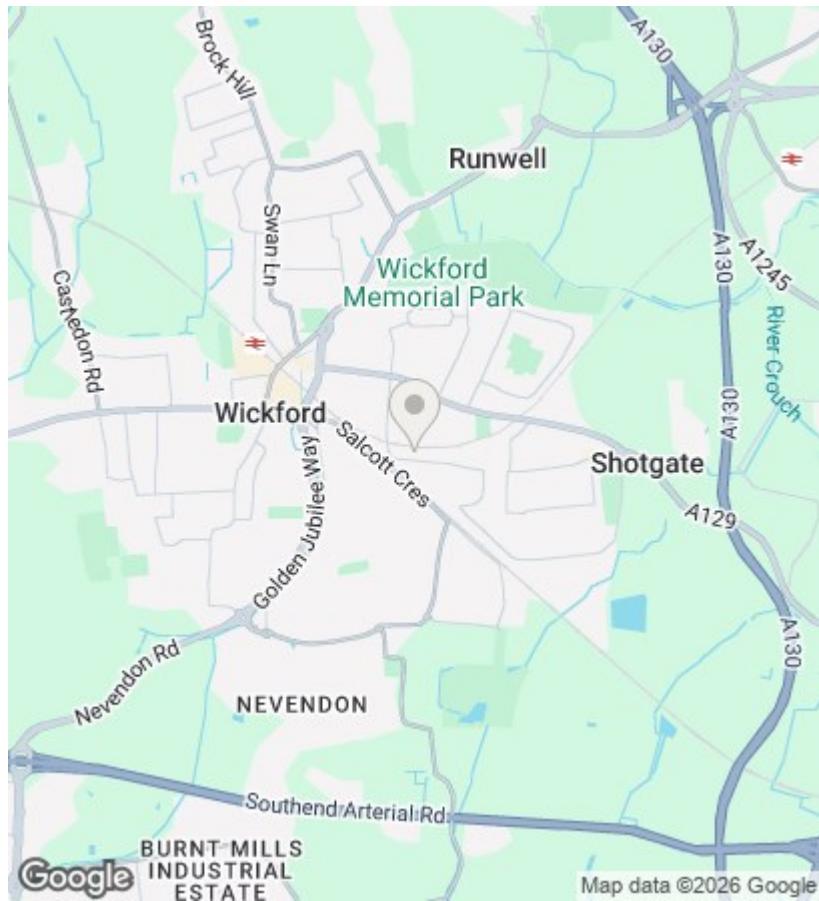


Quirks

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		
(81-91) B		77
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

