



## Crawford Chase, Wickford

Offers Over £325,000

- Living Room 14'10 x 10'4
- 2 First Floor Bedrooms
- Garden To Rear
- Parking to Side
- Kitchen/Diner 13'4 x 8'2
- Bathroom
- Brick Built Garden Room 11'6 x 9'4
- No Onward Chain

2 BEDROOM SEMI DETACHED HOUSE. EASY MAINTENANCE GARDEN TO REAR. DRIVEWAY TO SIDE PROVIDING PARKING. BRICK GARDEN ROOM. NO ONWARD CHAIN. Situated on the popular Wick Meadows development set within easy access of local shops, park and school is this 2 bedroom semi-detached house benefitting from accommodation including entrance hall, cloakroom, living room 14'10 x 10'4, kitchen/diner 13'4 x 8'2, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating, easy maintenance garden to rear with brick built garden room 11'6 x 9'4 and parking to side. The property is offered with no onward chain.



Council Tax Band: C



Double glazed door to:

#### ENTRANCE HALL

Double glazed window to side. Radiator. Coved ceiling.

#### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Tiled surround. Radiator.

#### LIVING ROOM

14'10 x 10'4

Double glazed window to front. Radiator. Coved ceiling.

#### KITCHEN/DINER

13'4 x 8'2

Double glazed window and double glazed door to rear garden. Radiator. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Recess for washing machine and fridge freezer. Built in oven and hob. Built in understairs cupboard. Gas fire boiler.

#### FIRST FLOOR LANDING

Double glazed window to side. Access to loft. Airing cupboard.

#### BEDROOM ONE

13'4 x 11'

Two double glazed

windows to front.

Radiator. Fitted wardrobe cupboards and over stairs shelf.

#### BEDROOM TWO

12' x 7'4

Double glazed window to rear. Radiator.

#### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiling to walls and floor. Radiator/rail.

#### REAR GARDEN

Designed for easy maintenance with split level paved patio with retaining walls to side. Gate to side.

#### BRICK BUILT GARDEN ROOM

11'6 x 9'4

Double glazed window and door to side. Power and lighting.

#### OFF STREET PARKING

Off street parking to side creating ample off street parking.

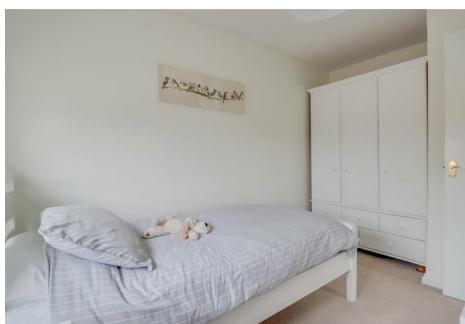
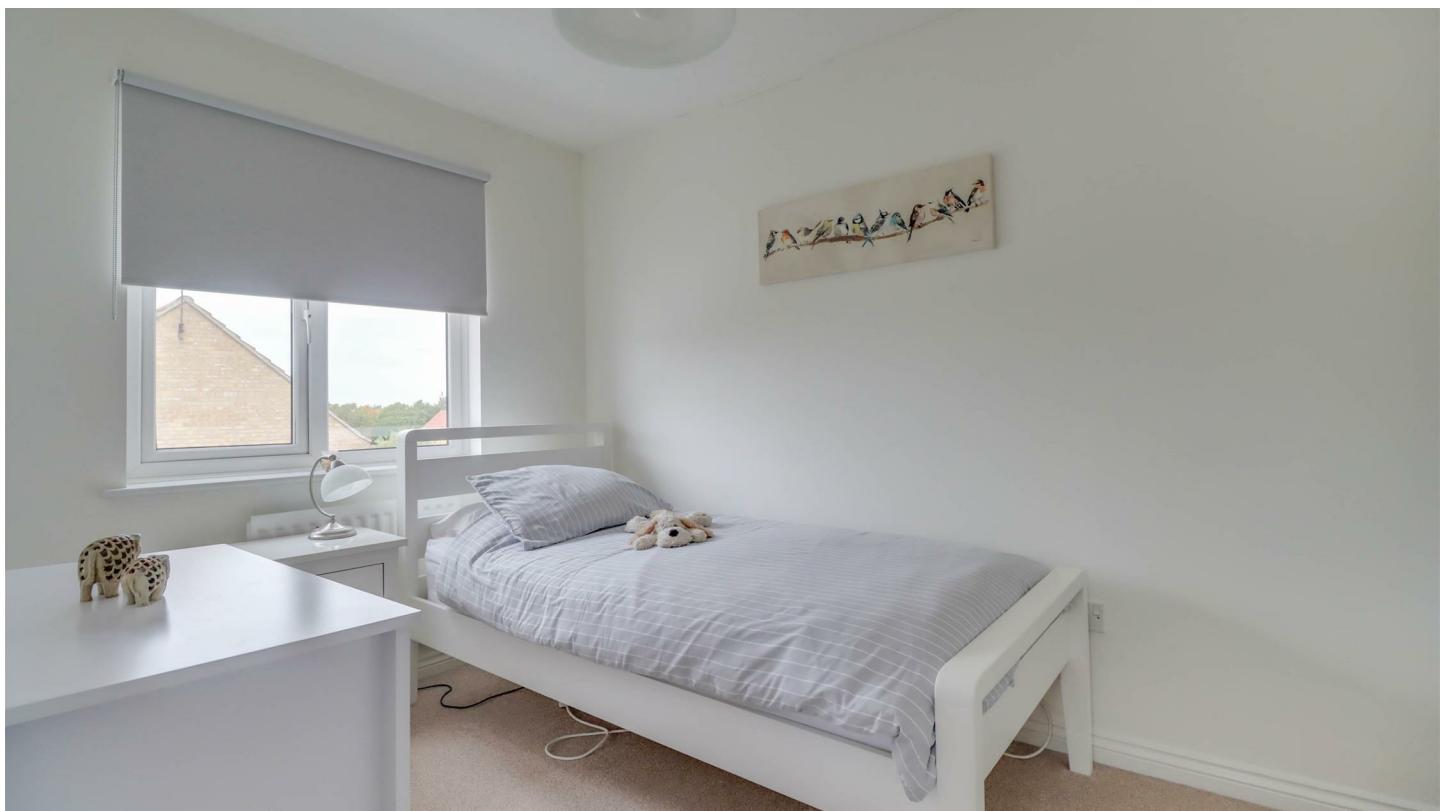
#### DISCLAIMER

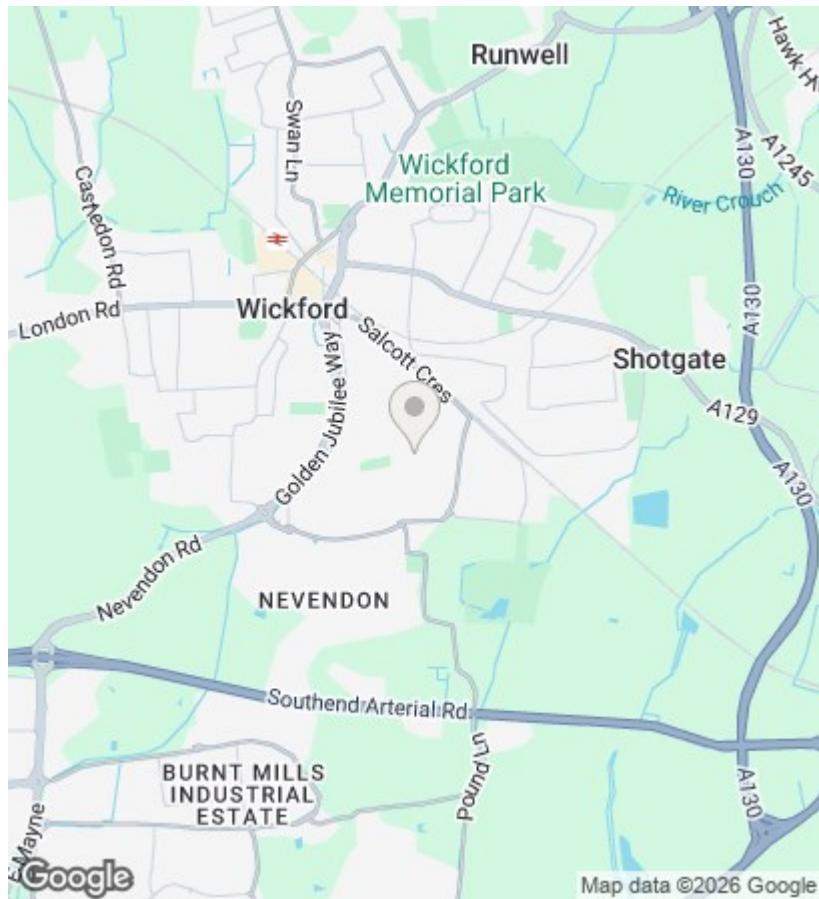
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not



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.







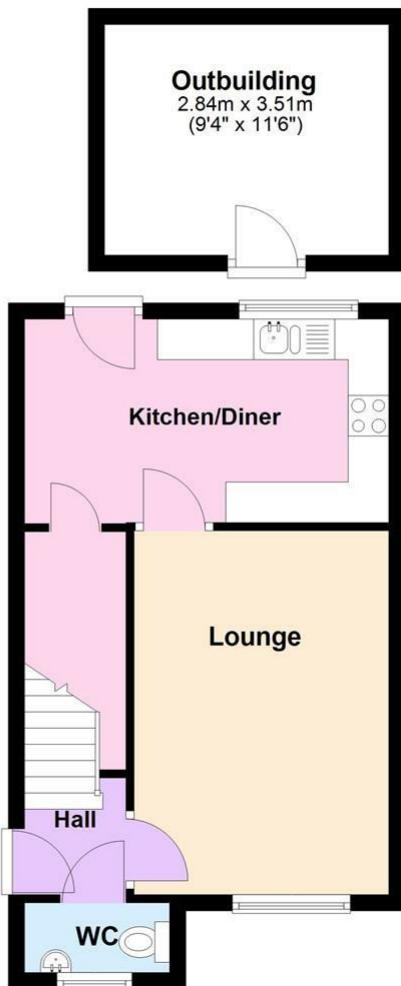
## EPC Rating:

D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor

