

## Highcliffe Close, Wickford

Offers Over £425,000

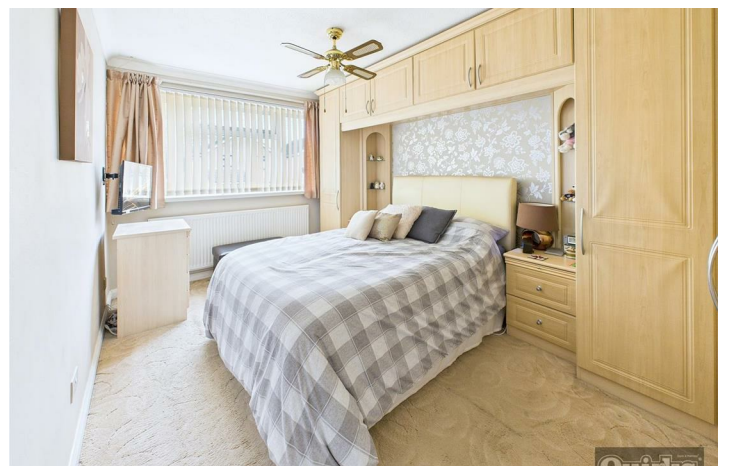
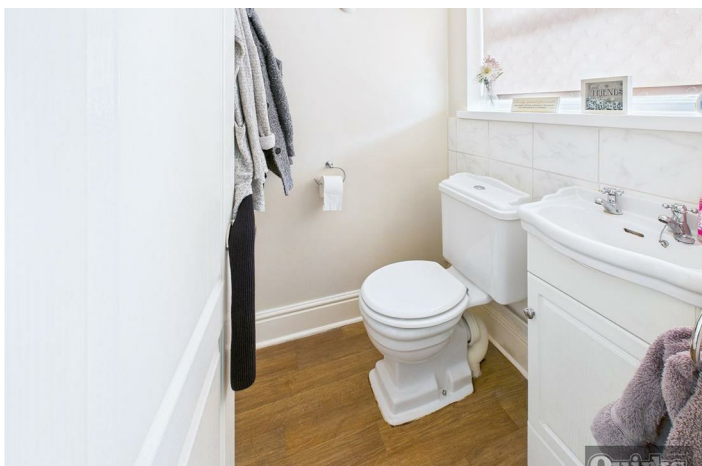
- THREE BEDROOMS LINK DETACHED
- GARAGE
- GROUND FLOOR CLOAKROOM
- NO ONWARD CHAIN
- COUNCIL TAX - BASILDON - D
- CUL DE SAC LOCATION
- OFF ROAD PARKING
- REAR GARDEN
- GAS CENTRAL HEATING
- EPC - TBC



A THREE BEDROOM LINK DETACHED HOUSE located in a quiet CUL DE SAC within easy reach of BEAUCHAMPS SCHOOL as well as local shops and BUS ROUTES. Further benefits of this home are that it has a GROUND FLOOR CLOAKROOM, GARAGE and OFF ROAD PARKING, it is also being sold WITH NO ONWARD CHAIN and keys are held for an immediate viewing which we would highly recommend.



Council Tax Band: D



#### ENTRANCE HALL

Part glazed street door, radiator, wood effect laminate floorcovering doors to Lounge and Cloakroom

#### CLOAKROOM

Double glazed window to front, Low flush wc and wash hand basin inset to vanity unit, wood effect laminate floor covering

#### LOUNGE

Double glazed window to front, wood effect laminate floorcovering, base of stairs to first floor, opens to dining area, feature stone fireplace, radiator

#### DINING AREA

Double glazed patio doors to rear garden, radiator, wood effect laminate floor covering, door way to Kitchen

#### KITCHEN

Double glazed window to rear, extensively fitted to both ground and eye level with complimentary work surfaces with inset sink, drainer and mixer tap, tiled splash backs, recess for tall fridge/freezer and under unit space for fridge or freezer, space and plumbing for dishwasher, built in oven and hob, under unit lighting

#### LANDING

Access loft and doors to accommodation

#### BEDROOM ONE

Double glazed window to front, radiator, fitted wardrobes and over bed unit

#### BEDROOM TWO

Double glazed window to rear, built in wardrobe, radiator

#### BEDROOM THREE

Double glazed window to front, radiator, built in over stairs cupboard.

#### FAMILY BATHROOM

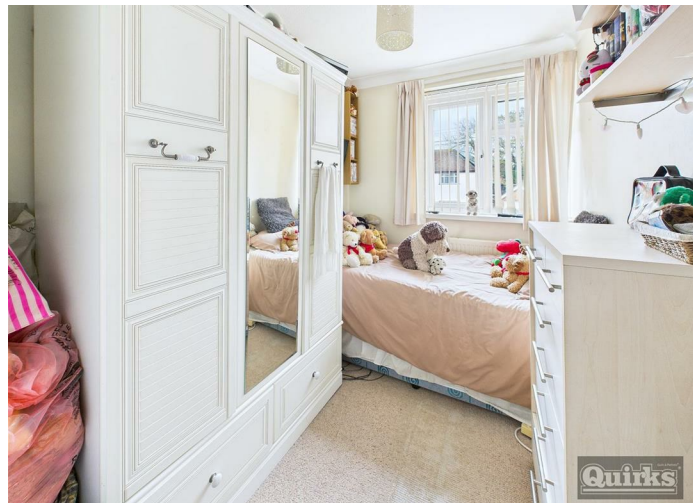
Double glazed window, three piece suite comprising panelled bath with screen and electric shower over, low flush wc and pedestal wash hand basin, half tiled walls, heated towel rail

#### GARAGE

Electric remote controlled roller door to front, power and light supplied, was originally a double length garage but a workshop and utility area have been created to rear of garage

#### REAR GARDEN

Patio to fore, remainder laid to lawn with flower and shrub borders, fenced to all boundaries, personal door to utility room





### FRONT GARDEN

Pressed concrete driveway affording off road parking

### WORKSHOP/STORAGE AREA

Power and light access to garage

### UTILITY ROOM

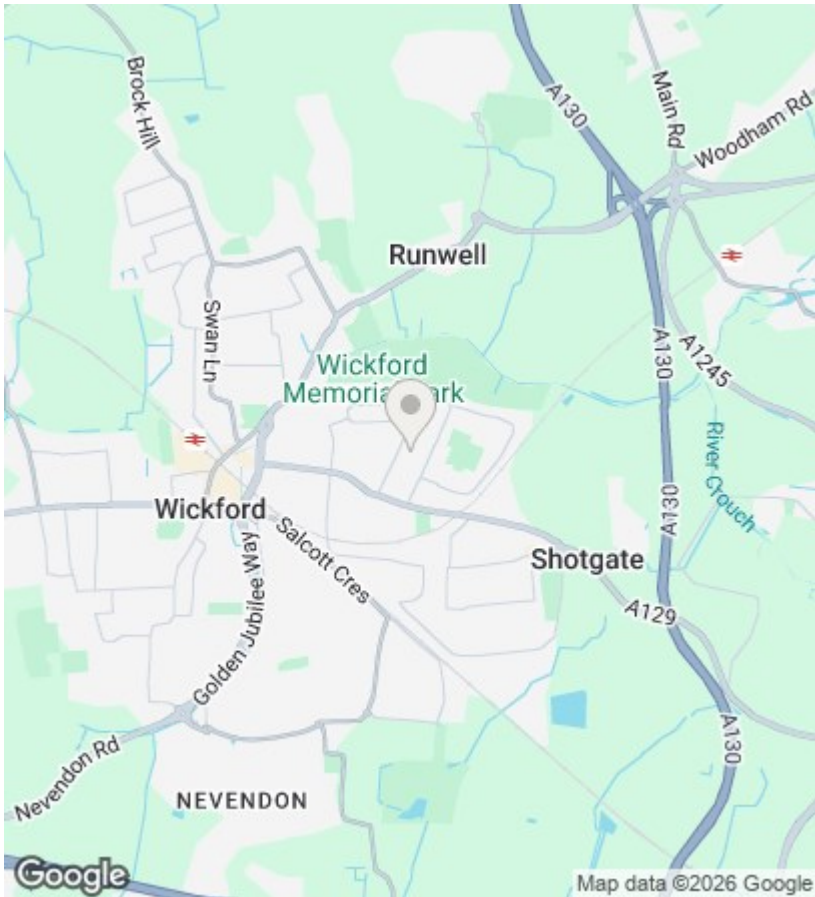
Double glazed window and double glazed door to garden, power and light supplied space and plumbing for washing machine and tumble dryer

### 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:

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