



Roding Way, Wickford

£375,000

- Kitchen 10' x 6'
- Conservatory 11'6 x 9'8
- Utility Area
- Southerly Garden to Rear
- Additional Parking Nearby
- Lounge 15'10 x 12'
- Dining/Bedroom 3 13' x 8'
- 2 First Floor Bedrooms
- Driveway to Front

3 BEDROOM END TERRACED. SOUTHERLY GARDEN TO REAR. DRIVEWAY TO FRONT. 15'10 LOUNGE. 10' KITCHEN. Situated on the popular Wick Meadows Development within walking distance of town centre is this much improved 2/3 bedroom end terraced property benefitting from accommodation including lounge 15'10 x 12', kitchen 10' x 6', conservatory 11'6 x 9'8, dining/bedroom 3 13' x 8', utility room, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows, gas fired radiator heating, driveway to front and additional 2 parking spaces nearby.



Council Tax Band:



CANOPY PORCH

Double glazed door to:

ENTRANCE HALL

Radiator. Laminate finish to floor.

KITCHEN

10' x 6'

Double glazed window to front. 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 oven, hob, microwave and extractor fan above. Integrated fridge freezer and dishwasher.

LOUNGE

15'10 x 12'

radiator. Under stairs cupboard. Double glazed patio doors to:

CONSERVATORY

11'6 x 9'8

Brick base and double glazed windows to sides and rear. Double glazed French doors to rear garden.

DINING/BEDROOM THREE

13' x 8'

Double glazed window to rear. Radiator. Downlighters to ceiling. Laminate finish to floor.

UTILITY AREA

Double glazed window to

front. Space for washing machine and tumble dryer. Extractor fan.

FIRST FLOOR LANDING

Access to loft.

BEDROOM

10' x 9'

Double glazed window to rear. Radiator. Fitted wardrobe cupboards extending full width.

BEDROOM

12'3 x 8'6

Double glazed window to front. Radiator. Airing cupboard.

REFITTED BATHROOM

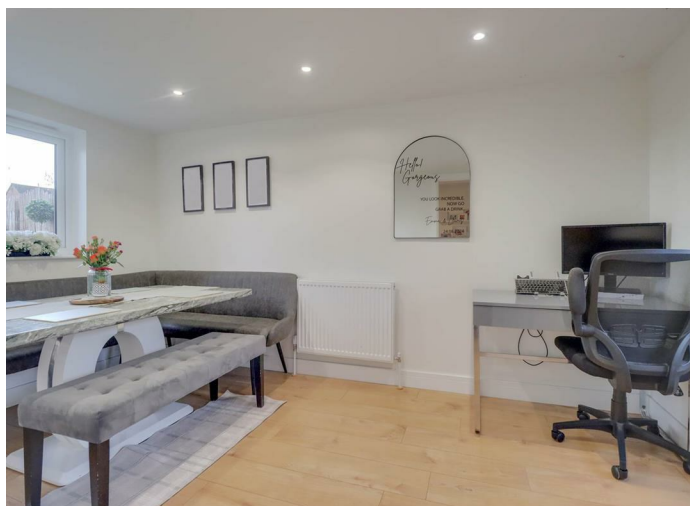
Double glazed opaque window to side. Refitted suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail. Tiled surround. Extractor fan.

SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Gated to rear.

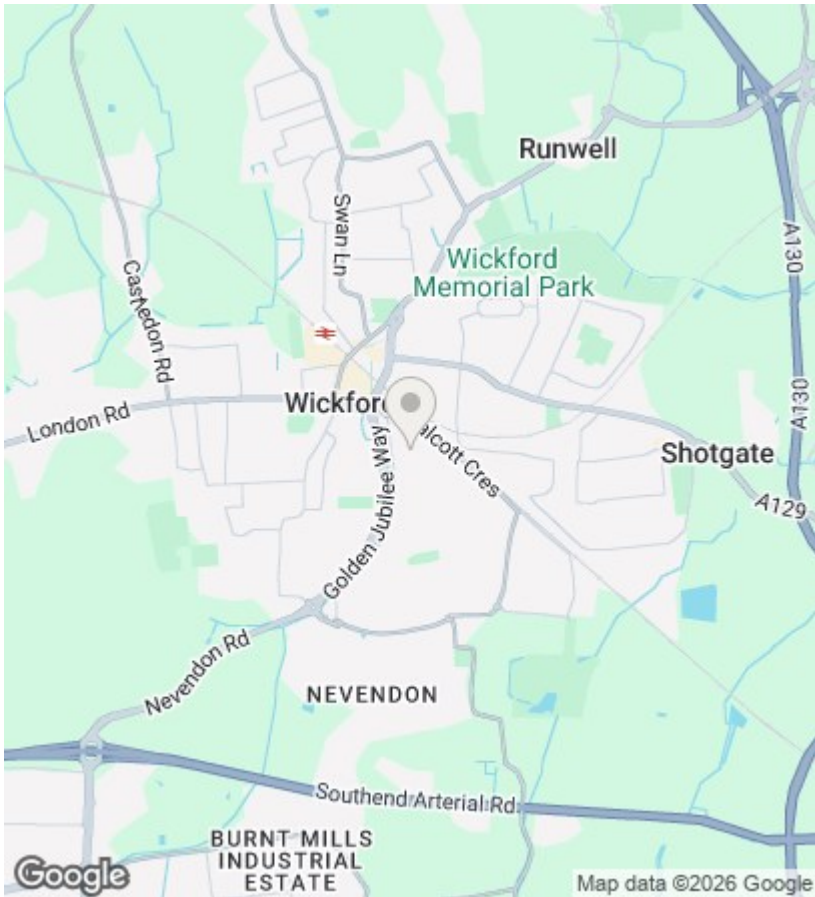
DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking. With additional parking spaces nearby.







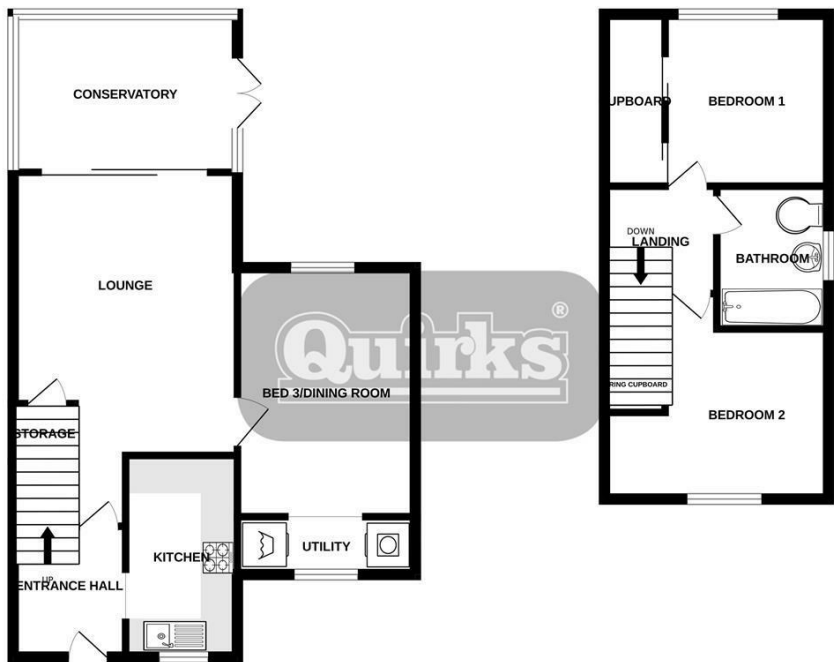


EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix 12017
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