



## Tudor Way, Wickford

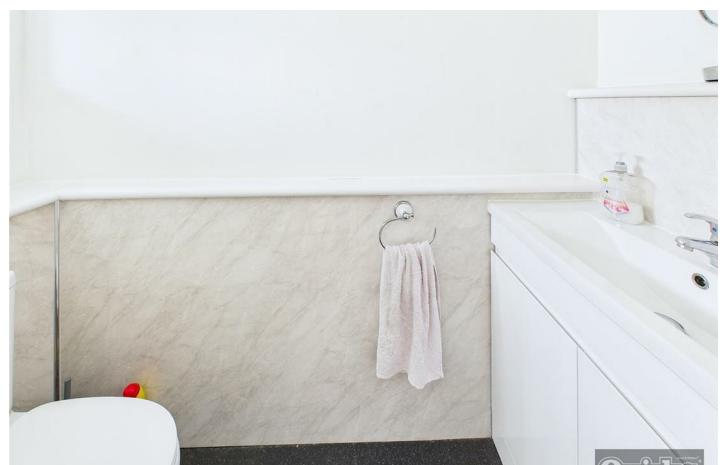
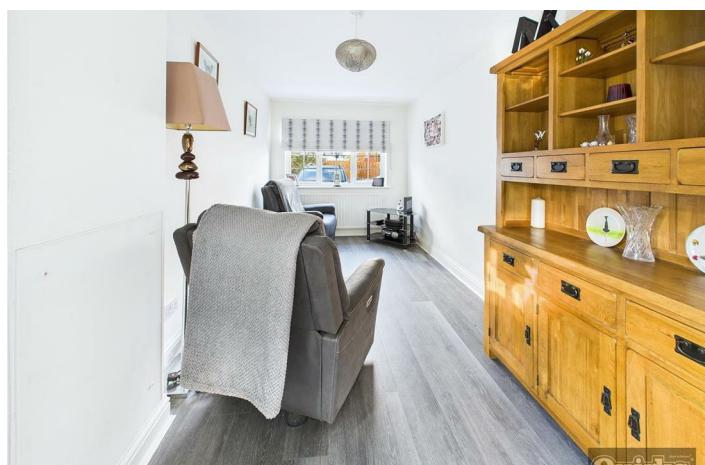
£450,000

- FOUR BEDROOM SEMI
- SUMMERHOUSE IN GARDEN
- POPULAR CUL DE SAC LOCATION
- SEPARATE DINING ROOM
- COUNCIL TAX BAND - D - BASILDON
- DINING ROOM
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- EPC - D

We are pleased to bring to market this FOUR BEDROOM semi detached house located in a popular CUL DE SAC in WICKFORD. Benefiting from a GROUND FLOOR CLOAKROOM, DINING ROOM and ample OFF STREET PARKING we would urge interested applicants to contact Quirks for an immediate viewing so as to avoid disappointment.



Council Tax Band: D



## ENTRANCE HALL

Accessed via double glazed door to porch then further street door to entrance hall. Base of stairs to first floor, access large storage cupboard, radiator, wood effect laminate floorcovering, doors to accommodation

## CLOAKROOM

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

## LOUNGE

20'1 x 10'9

Double glazed French door to garden, further door to kitchen, feature fire surround, radiator

## KITCHEN

17'4 x 7'10

double glazed window to flank and double glazed window to rear, range of modern units to both ground and eye level incorporating complimentary working surfaces, sink with mixer tap and drainer, built in hob and grill, fitted hob with hood over, space and plumbing for washing machine and dishwasher, recess for fridge freezer, wood effect laminate floorcovering, double doors to dining room

## DINING ROOM

16'9 x 7'11

Double glazed window to front, wood effect laminate floorcovering, radiator

## LANDING

Access loft and accommodation

## BEDROOM ONE

13'5 x 10'6

Double glazed window to rear, radiator



Quirks

## BEDROOM TWO

12'8 x 8'4

Double glazed window to rear, radiator, fitted wardrobe



Quirks

## BEDROOM THREE

11'10 x 7'3

Double glazed window to front, radiator, fitted wardrobe

## BEDROOM FOUR

8'3 x 8'2

Double glazed window to front, radiator



Quirks

## SHOWER ROOM

Double glazed window to flank, wood effect floor covering, heated towel rail, suite comprising low flush wc and wash hand basin inset to vanity unit, fully tiled walls

## REAR GARDEN

Commences with patio, path to rear side passageway with shed, lawn area with flower and

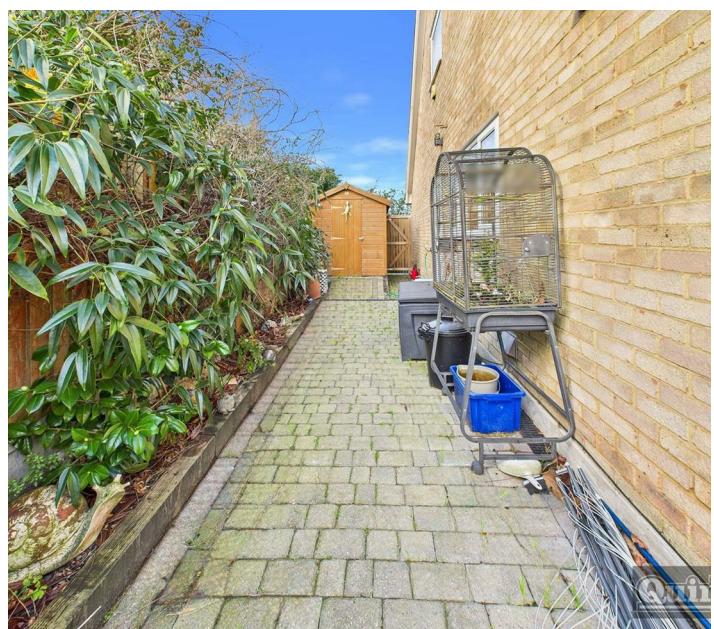
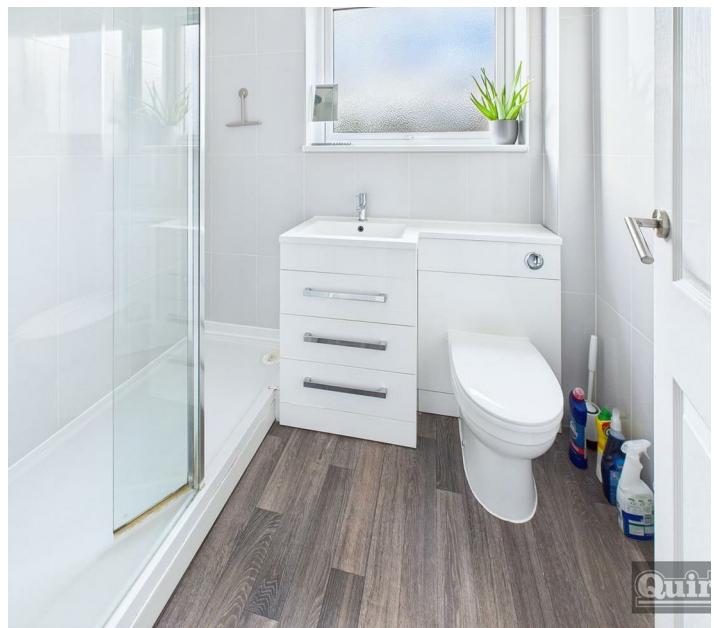
shrub borders, log cabin

#### FRONT GARDEN

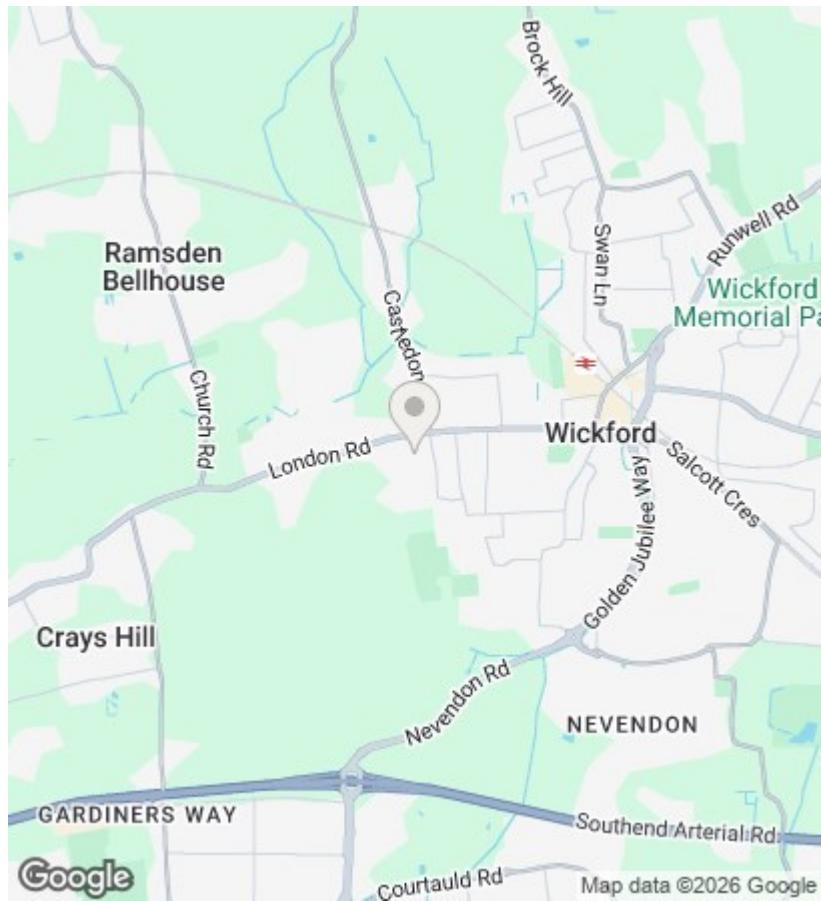
Block paved affording off road parking for multiple vehicles

#### 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		85
(69-80) C		
(55-68) D	63	
(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	

