



## Bridge House Close, Wickford

Offers Over £240,000

- Lounge 15' X 12'8
- Bedroom 1 13'5 X 9'4
- Bathroom
- No Onward Chain
- Kitchen 11'2 X 8'10
- Bedroom 2 10' X 9'4
- Front & Rear Garden
- Close to Town Centre & Station

2 BEDROOM GROUND FLOOR APARTMENT. OWN REAR GARDEN. NO ONWARD CHAIN. 15' LOUNGE. 11'2 KITCHEN. Situated on the London Road side of Wickford within walking distance of town centre and mainline station is this 2 bedroom ground floor apartment benefitting from accommodation including lounge 15' x 12'8, kitchen 11'2 x 8'10, bedroom 1 13'5 x 9'4, bedroom 2 10' x 9'4 and bathroom. The property's specification includes double glazed windows and gas fired radiator heating and own garden to rear. The property is offered with no onward chain.



Council Tax Band: B



Double glazed opaque door to:

#### ENTRANCE HALL

Laminate finish to floor.

#### KITCHEN

11'2 x 8'10

Double glazed window to rear. 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. Space for washing machine and fridge freezer. Built in oven, hob and extractor fan above. Larder cupboard housing gas fired boiler.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail. Storage cupboard.

#### BEDROOM ONE

13'5 x 9'4

Double glazed window to front. Radiator.

#### BEDROOM TWO

10' x 9'4

Double glazed window to front. Radiator.

#### LOUNGE

15' x 12'8

Double glazed window and double glazed door to rear garden. Large storage cupboard. Fireplace.

#### FRONT GARDEN

Lawned to front.

#### REAR GARDEN

The property benefits from own garden to rear which is unoverlooked and laid to artificial lawn. Gated. Shared access to side. Brick shed.

#### LEASE INFORMATION

Lease Started 03/10/1962 for 199 years

Ground Rent £7.50 pa

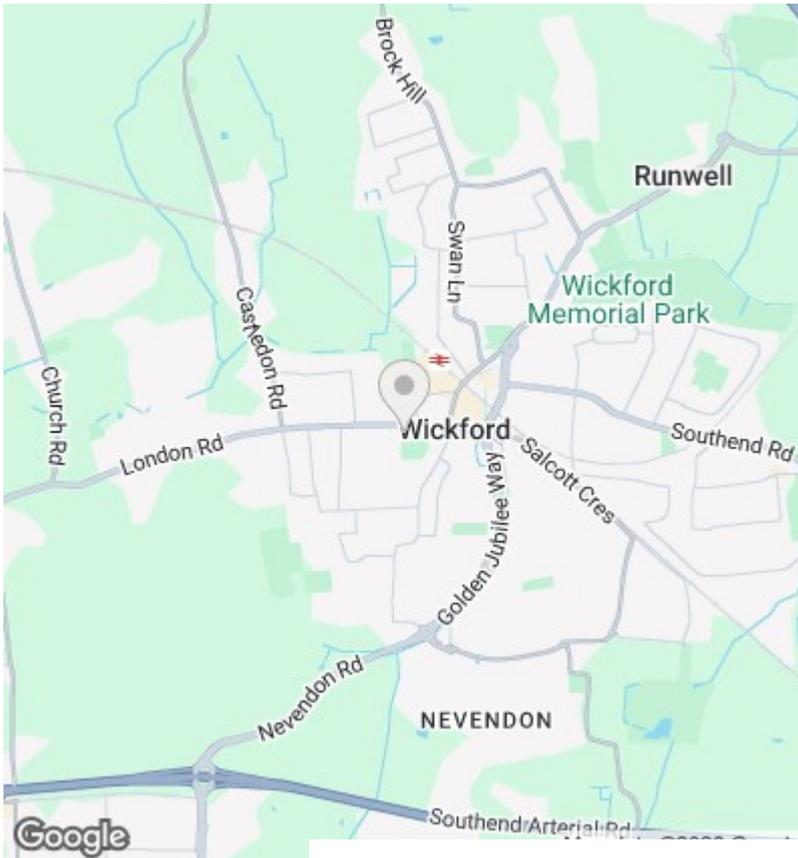
Service Charge TBC

Review Period TBC

#### 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.



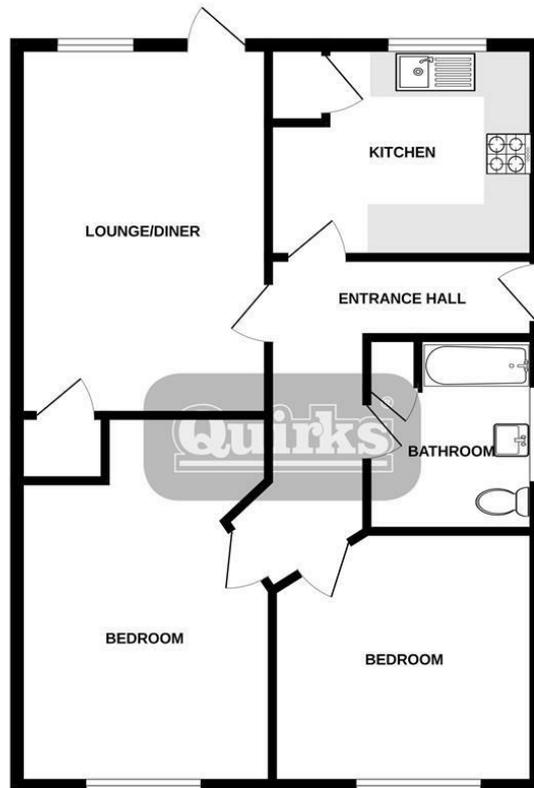


GROUND FLOOR

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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. Metroplex ©2017. Made with Metroplex ©2008.