



Wick Lane, Wickford

£320,000

- THREE BEDROOM END TERRACE
- DOUBLE GLAZED
- MODERN KITCHEN AND BATHROOM
- FRONT GARDEN
- EPC - D
- ALLOCATED PARKING SPACE
- SMART HEATING SYSTEM
- LARGER THAN USUAL GARDEN
- VIEWING ADVISED
- COUNCIL TAX - C

A THREE BEDROOM END TERRACED HOUSE located in the popular SHOTGATE area within WICKFORD. This home benefits from good sized accommodation and LARGER THAN AVERAGE GARDEN as well as also having a GROUND FLOOR CLOAKROOM. DOUBLE GLAZING is available as is a SMART HEATING SYSTEM to keep those bills down. To the rear of the property are ONE ALLOCATED PARKING SPACE. Viewing is advised so as to avoid disappointment.



Council Tax Band: C



PORCH

Part double glazed street door to porch, further door to Hall

ENTRANCE HALL

Doors to accommodation

GROUND FLOOR

CLOAKROOM

Double glazed window to front, low flush wc and wash hand basin

LOUNGE

15'6 x 15'1

Double glazed French door to garden and double glazed window alongside, wood effect laminate floor covering, base of stairs to first floor

KITCHEN

8'5 x 7'8

Double glazed window to front, ceramic tiled floor, tiled splash backs, space washing machine and tumble dryer, recess for fridge freezer, fitted oven and hob with hood over, units to ground and eye level incorporating complimentary roll edged work surfaces with inset sink and drainer

LANDING

Access loft and doors to accommodation

BEDROOM ONE

11'8 x 8'6

Double glazed window to front,

BEDROOM TWO

9'5 x 7'9

Double glazed window to rear

BEDROOM THREE

6'5 x 6'6

Double glazed window to rear

FAMILY BATHROOM

Double glazed window to front, tile floor and walls, three piece suite in white comprising P shaped Bath with shower and screen, low flush wc and wash hand basin inset to vanity unit

FRONT GARDEN

Lawn, hedgerow, path to front door side gate to rear garden

REAR GARDEN

Large decked area, patio, remainder laid mostly to lawn with flower and shrub borders, rear gate to parking area, pergola, westerly facing

PARKING

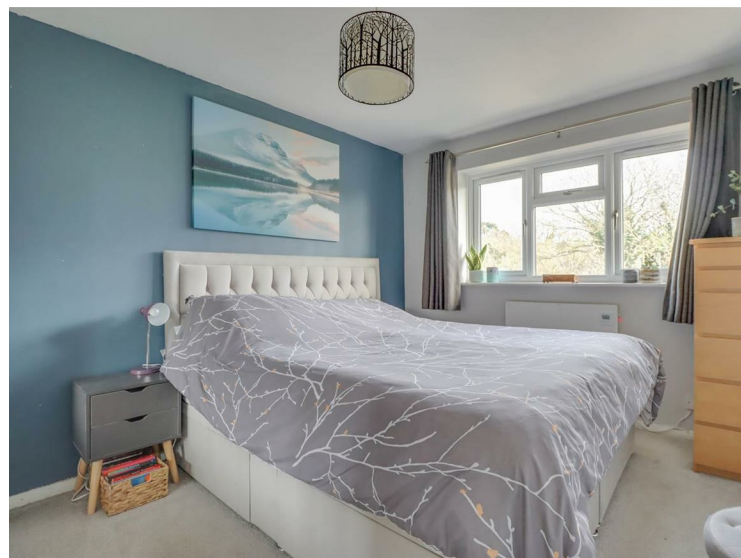
One allocated off road space to rear

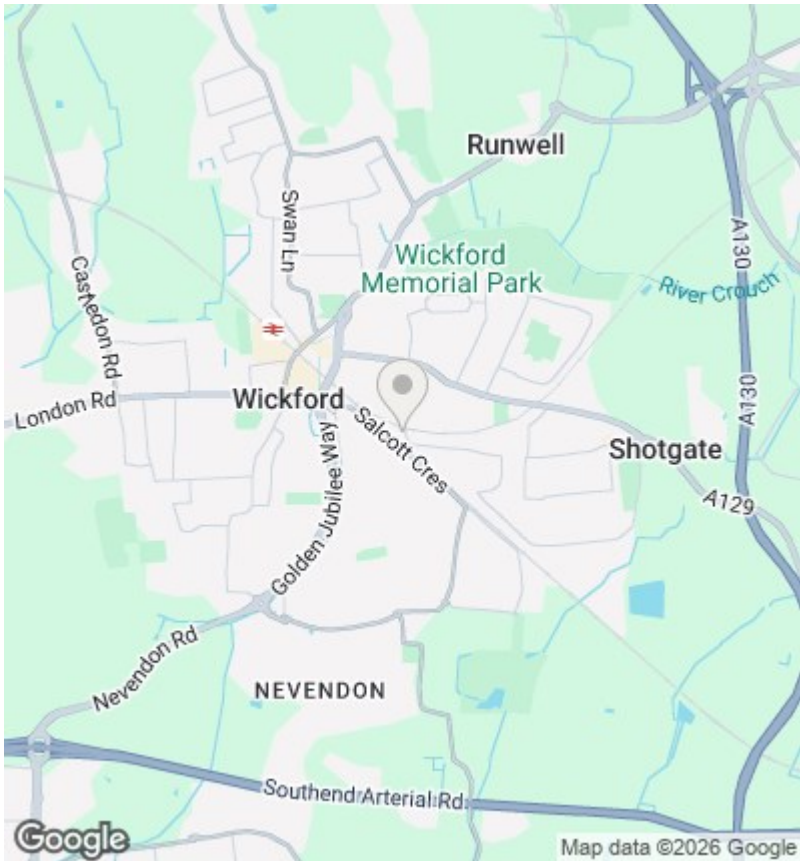
AGENTS NOTE

The car park is leasehold service charge is £220 per annum

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	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

