



## Erskine Place, Wickford

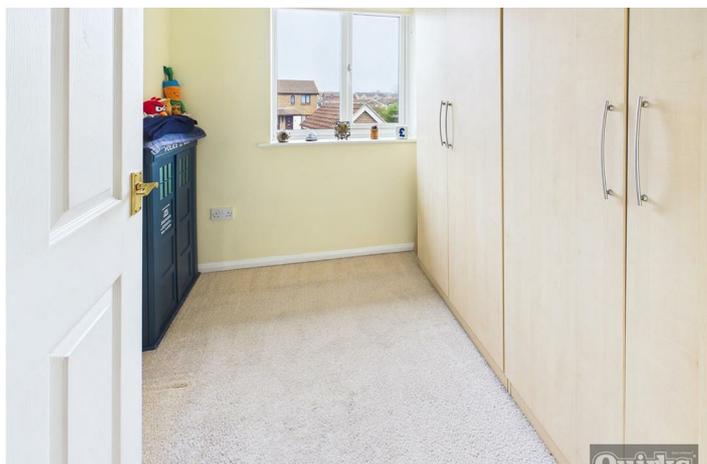
£375,000

- THREE BEDROOM SEMI
- OFF ROAD PARKING
- DOUBLE GLAZED
- CUL DE SAC
- EPC - TBC
- GARAGE
- GROUND FLOOR CLOAKROOM
- GAS CENTRAL HEATING
- POPULAR WICK MEADOWS
- COUNCIL TAX - D - BASILDON

THREE BEDROOM SEMI DETACHED HOUSE in a CUL DE SAC on the ever popular WICK MEADOWS MEADOWS development. This home has a GARAGE and a GROUND FLOOR CLOAKROOM. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING. There is also OFF ROAD PARKING for a number of vehicles. Viewing is advised to avoid disappointment.



Council Tax Band: D



### ENTRANCE HALL

Part double glazed street door to hallway, radiator, base of stairs to first floor, doors to accommodation

### GROUND FLOOR

#### CLOAKROOM

Double glazed window to front, radiator, low flush wc, wash hand basin inset to vanity cupboard, tiled splash back

#### KITCHEN

9'1 x 8

Double glazed window to front, range of units to both ground and eye level incorporating complimentary roll edged work surfaces with inset sink with mixer tap and drainer, built in oven and hob with cooker hood over, tiled splash backs, recess for fridge freezer

#### LOUNGE

14'5 x 11'3

Double glazed French doors to garden, double glazed window alongside, radiator

#### LANDING

Access to loft and doors to accommodation

#### BEDROOM ONE

14'5 x 8'3

Two double glazed windows to front, radiator

#### BEDROOM TWO

9'6 x 6'6

Double glazed window to rear, radiator

#### BEDROOM THREE

7'4 x 6'6

Double glazed window to rear, radiator

#### BATHROOM

Double glazed window to flank, three piece suite in white comprising panelled bath with shower and screen, low flush wc, wash hand basin inset to vanity unit, tiling to walls

#### FRONT GARDEN

Block paved offering access to garage and off road parking

#### REAR GARDEN

Block paved patio, flower and shrub borders, lawn, personal door to garage

#### GARAGE

17 x 8'11

Block paved driveway leading to garage, accessed via up and over door, power and light supplied, personal door to garden

#### 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

