



Galt Close, Wickford

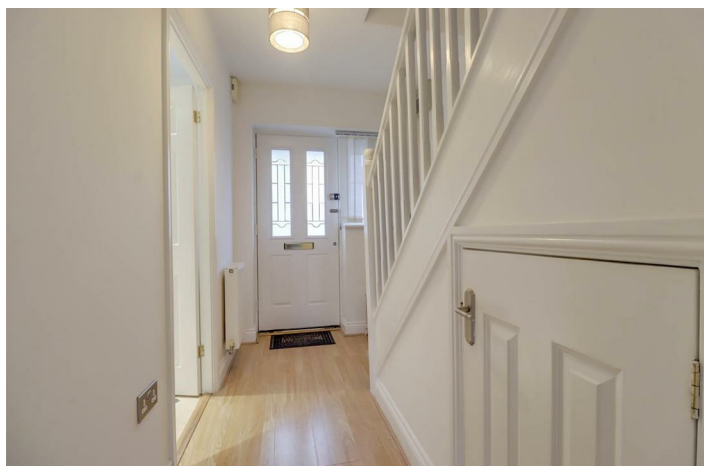
£340,000

- Lounge 14'4 x 12'10
- Bedroom 1 14'3 x 9'4
- Bathroom
- Driveway to Front
- Kitchen 10' x 7'10
- Bedroom 2 9'8 x 7'4
- Westerly Garden to Rear
- Leasehold Garage

2 BEDROOMS. 14'4 LOUNGE. 10' KITCHEN. WESTERLY GARDEN TO REAR. DRIVEWAY TO FRONT. LEASEHOLD GARAGE ADJACENT TO PROPERTY. Situated in this cul-de-sac location on the Wick Meadows development close to local shops and within easy access to town centre and mainline station is this 2 bedroom property benefitting from accommodation including lounge 14' x 4 x 12'10, kitchen 10' x 7'10, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) westerly garden to rear, driveway to front and leasehold garage adjacent. EPC Rating Band C.



Council Tax Band: C



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Double glazed window to front. Under stairs cupboard. Laminate finish to floor. Radiator (untested).

KITCHEN

10' x 7'10

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. Built in oven, hob and extractor fan above (all untested). Recess for washing machine and fridge freezer. Radiator (untested).

LOUNGE

14'4 x 12'10

Double glazed French doors and double glazed panelling to rear garden. Two radiators (untested). Laminate finish to floor. Radiator (untested).

FIRST FLOOR LANDING

Double glazed window to side. Access to loft. Airing cupboard housing updated boiler (untested).

BEDROOM ONE

14'3 x 9'4

Double glazed window to

front. Radiator (untested). Built in double wardrobe cupboard. Over stairs shelf. Coved ceiling.

BEDROOM TWO

9'8 x 7'4

Double glazed window to rear. Radiator (untested). Coved ceiling.

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiled surround.

Radiator/rail (untested). Shaver point (untested). Extractor fan (untested).

WESTERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to artificial lawn. Fencing to side and rear boundaries. External tap (untested). Gate to side.

LEASEHOLD GARAGE

The property benefits from a leasehold garage adjacent to property approx £300 per annum. Up and over door to front. Parking to front. CONFIRMATION TO FOLLOW.

DRIVEWAY TO FRONT

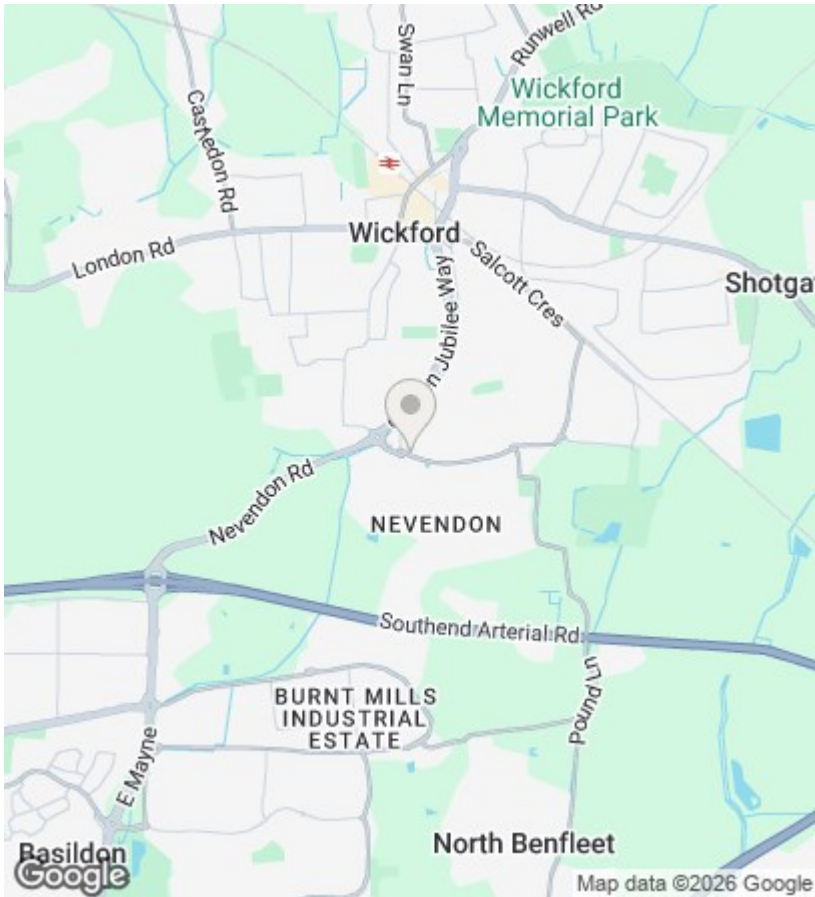
The property benefits



from driveway to front providing off street parking.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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	

