

Bulphan Close, Wickford

Offers Over £230,000

- Lounge 13'5 x 10'3
- Bedroom 13' x 9'1
- Own Rear Garden
- No Onward Chain
- Kitchen 6'4 x 5'10
- Bathroom
- Wick Meadows Development
- Allocated Parking

FREEHOLD 1 BEDROOM PROPERTY. 6'4 KITCHEN. 13' BEDROOM. 13'5 LOUNGE. OWN REAR GARDEN. NO ONWARD CHAIN. ALLOCATED PARKING SPACE. Situated in a cul-de-sac location on the popular Wick Meadows development set within easy access of town centre, mainline station is this 1 bedroom property benefitting from accommodation including lounge 13'5 x 10'3, kitchen 6'4 x 5'10, bedroom 13' x 9'1 and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) and own rear garden. The property is offered with no onward chain. Basildon Council Band B. EPC D.



Council Tax Band: B



Double glazed door to side.

ENTRANCE HALL

Storage cupboard.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiling to walls and floor. Radiator (untested).

LOUNGE

13'5 x 10'3

Double glazed window to front. Radiator (untested).

KITCHEN

6'4 x 5'10

Range of white gloss base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, hob and extractor fan above (all untested). Space for appliances. Tiling to splashback.

MEZANINE BEDROOM

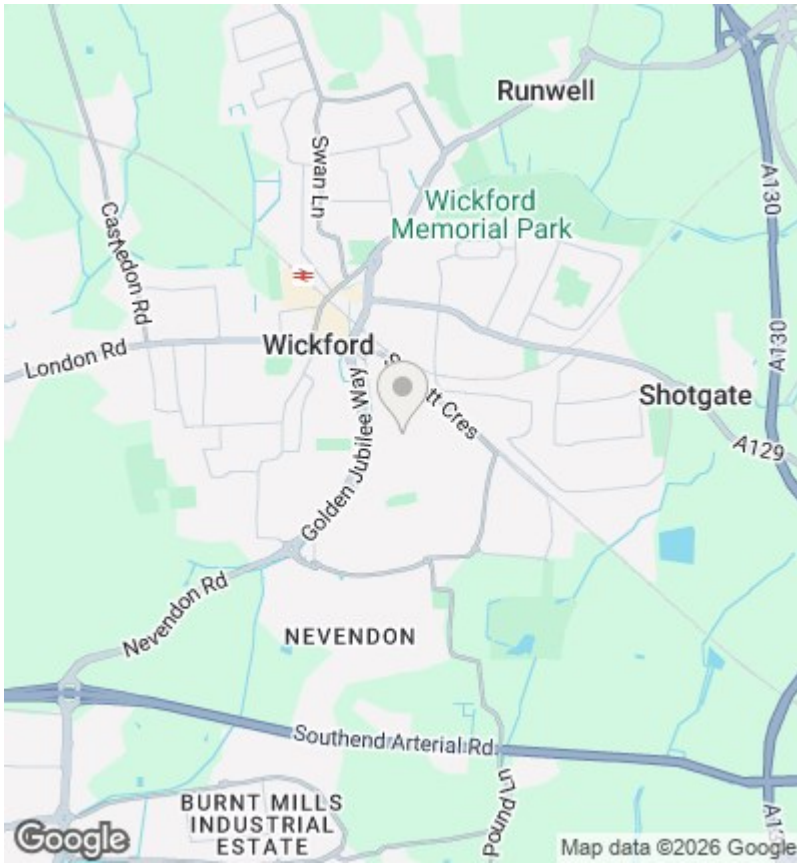
13' x 9'1

Double glazed Skylight window to front. Storage cupboard housing gas fired boiler (untested).

OWN REAR GARDEN

The property benefits from its own enclosed rear garden laid to lawn with hedge boundaries.





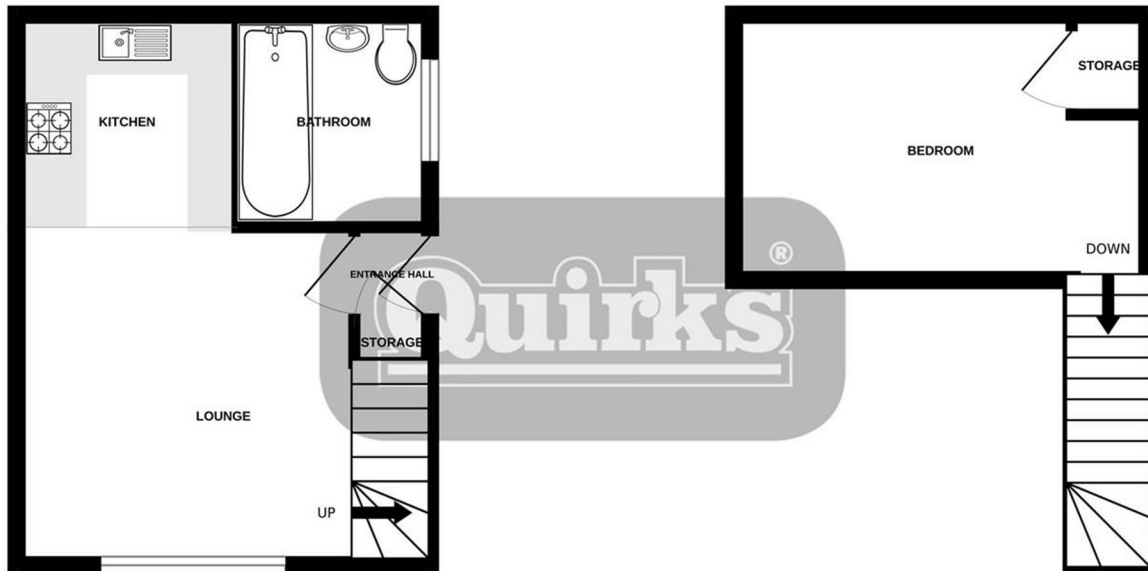
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.

1ST FLOOR
137 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (34.9 sq.m.) approx.

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 denoted. No appliances or services