



Maclaren Way, Wickford

£335,000

- Living Room 15'6 x 11'10
- Conservatory 10' x 9'8
- Refitted Bathroom
- Allocated Driveway to Side
- Boarded Loft
- Kitchen 11'10 x 9'
- 2 First Floor Bedrooms
- Easy Maintenance Garden
- No Onward Chain

2 BEDROOM END TERRACED. 15'6" LIVING ROOM. 11'10" KITCHEN. 10' CONSERVATORY. EASY MAINTENANCE GARDEN TO REAR. Situated in a quiet cul-de-sac on the popular Wick Meadows development is this 2 bedroom end terraced property benefitting from accommodation including living room 15'6" x 11'10", kitchen 11'10" x 9', conservatory 10' x 9'8", 2 first floor bedrooms and refitted bathroom. The property's specification includes double glazed windows and gas fired radiator heating, easy maintenance garden to rear and allocated drive to side.

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 D

Council Tax Band: C



Double glazed door to:

LIVING ROOM

15'6 x 11'10

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

KITCHEN

11'10 x 9'

Range of refitted base and wall mounted units providing drawer and cupboard space with work top surface incorporating inset sink unit with cupboard beneath. Integrated washing machine and dishwasher. Built in oven, hob and extractor fan. Tiled surround. Downlighters to ceiling. Radiator. Double glazed French doors to:

CONSERVATORY

10' x 9'8

Double glazed windows to sides and double glazed French doors to rear garden. Electric heater (untested).

FIRST FLOOR LANDING

BEDROOM ONE

11'10 x 9'2

Double glazed window to rear. Radiator.

BEDROOM TWO

11'10 x 7'2

Double glazed window to front. Radiator.

REFITTED BATHROOM

8'8 x 4'6

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin with shower and screen. Two built in storage cupboards. Tiled surround. Heated towel rail. Illuminated mirror.

REAR GARDEN

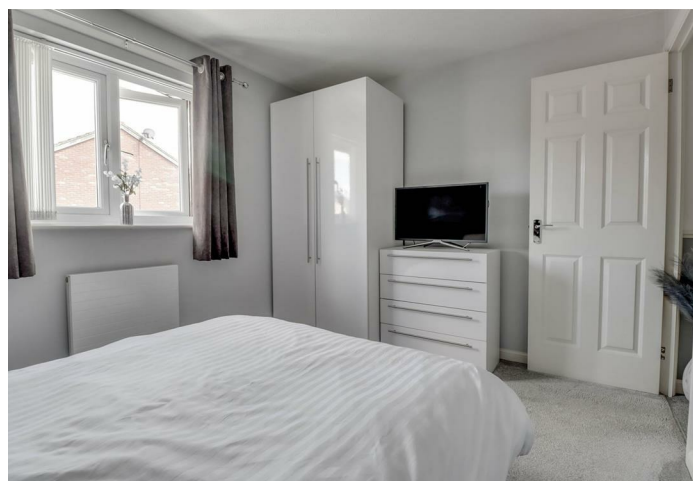
The property benefits from easy maintenance garden commencing with paved patio with remainder laid to lawn with raised beds. Additional patio area. Shed. Gate to side. External tap.

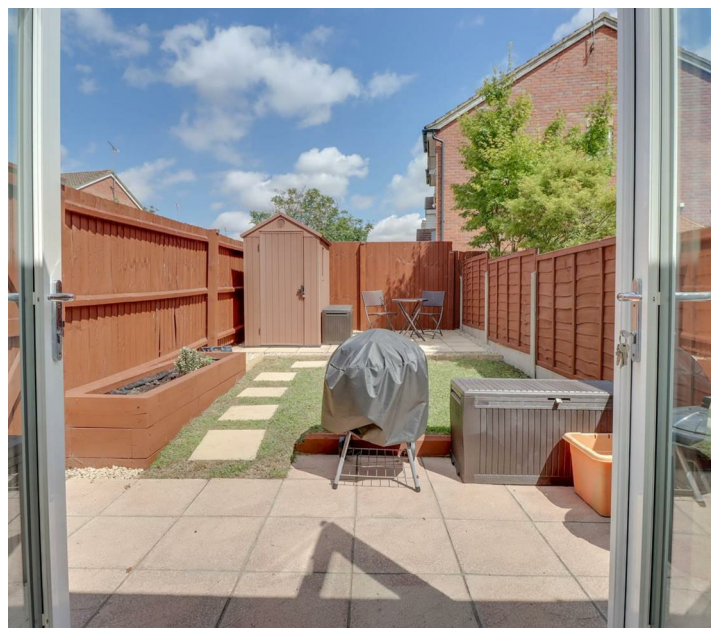
ALLOCATED DRIVE TO SIDE

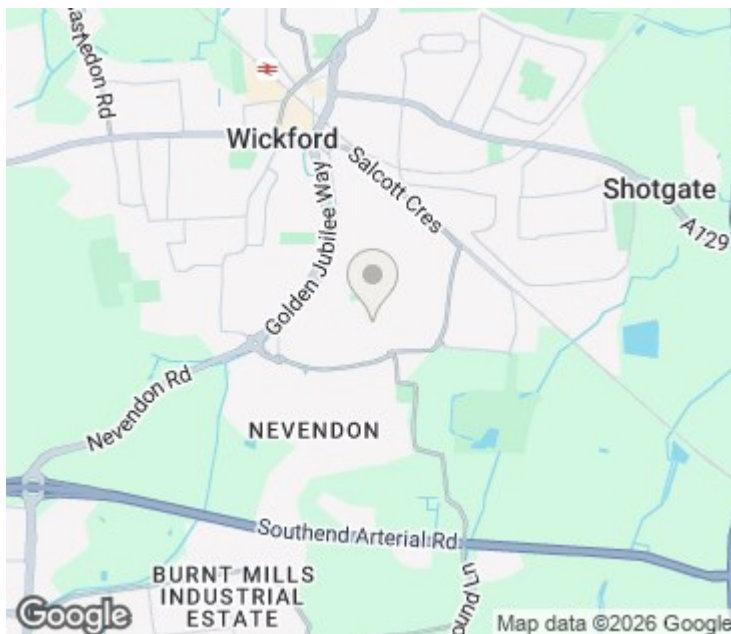
The property benefits from allocated driveway to side.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there 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	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

