



## Smollett Place, Wickford

Offers Over £380,000

- LOUNGE/DINER 16'4 x 13'3
- BEDROOM 1 13' X 9'8 (plus W/robes)
- BEDROOM 3 13'2 x 8'2 (6'4)
- GARAGE WITH OWN DRIVE
- KITCHEN 11' x 6'6
- BEDROOM 2 13'2 x 9'6 (10'6)
- CLOAKROOM, BATHROOM & EN-SUITE
- NO ONWARD CHAIN

LARGE 3 BED TOWN HOUSE WITH BATHROOM & EN-SUITE, 16'4 LOUNGE, 11' KITCHEN, DETACHED GARAGE, NO ONWARD CHAIN. Situated in a cul-de-sac location on the popular Wick Meadows development close to local shops, park and schools is this 3 bedroom town house providing generous accommodation including 3 double bedrooms, bathroom and en-suite shower room with ground floor accommodation including cloakroom, 16'4 lounge/diner and 11' kitchen. The property's specification includes double glazed windows, gas fired radiator heating (untested) and enjoys a rear garden approaching 39ft, detached garage with long independent driveway and the additional benefit of no onward chain. Basildon Council Tax Band E. EPC Rating C.



Council Tax Band: E



Double glazed opaque door to:

#### ENTRANCE HALL

Radiator (untested).  
Laminate finish to floor.

#### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Radiator (untested).

#### KITCHEN

11'0" x 6'6"  
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 with cupboard beneath. Recess for fridge freezer and washing machine. Built in oven, hob and extractor fan (untested). Tiling to floor and surround.

#### LOUNGE/DINER

16'4" x 13'3"  
Double glazed French doors and double glazed panelling to rear garden. Two radiators (untested). Laminate finish to floor.

#### FIRST FLOOR LANDING

##### BEDROOM

13'2" x 9'6"  
Two double glazed windows to rear. Radiator (untested). Built in double wardrobe cupboards.

#### BATHROOM

Three piece suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) screen. Radiator (untested). Tiled surround. Shaver point (untested). Extractor fan (untested).

##### BEDROOM

13'2" x 8'2"  
Two double glazed windows to front. Radiator (untested).

#### SECOND FLOOR LANDING

Double glazed Velux style window. Cupboard housing boiler (untested).

##### BEDROOM

13'0" x 9'8"  
Double glazed window to front. Radiator (untested). Built in wardrobe cupboards. Over stairs storage cupboard,.

#### EN-SUITE

Double glazed Velux style window to rear. Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Radiator (untested). Tiled surround. Shaver point (untested).

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to



lawn. Decking area. Fencing to side and rear boundaries. Outside tap and light (untested).

#### DETACHED GARAGE

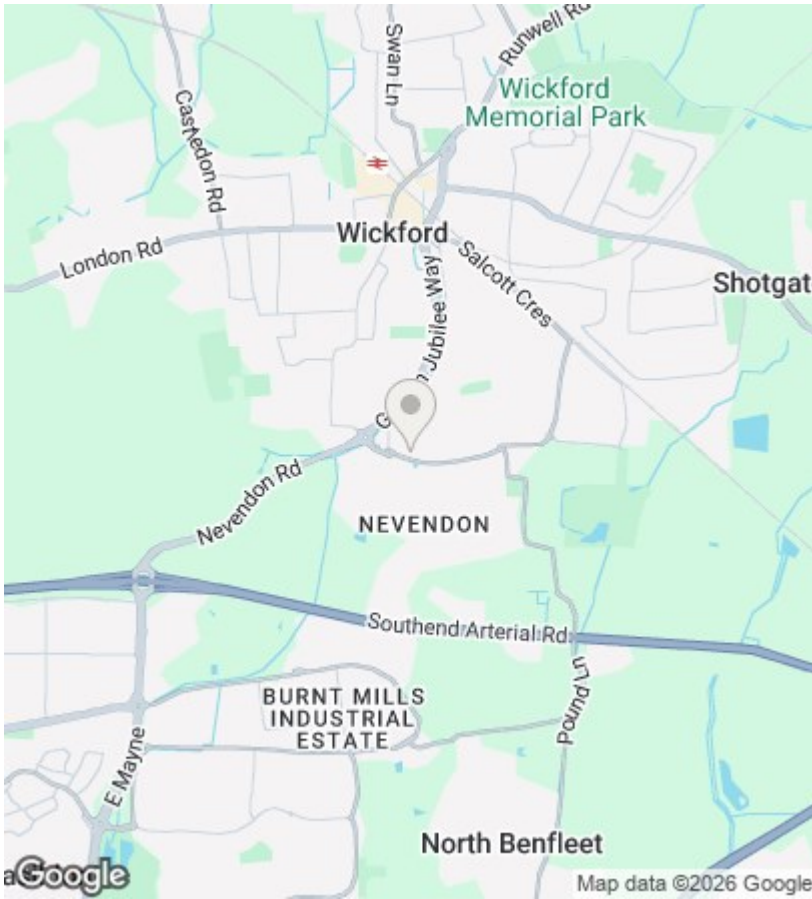
Power and light connected (untested). Up and over door to front.

#### INDEPENDENT DRIVEWAY

The property benefits from driveway to front providing off street parking.







EPC Rating:

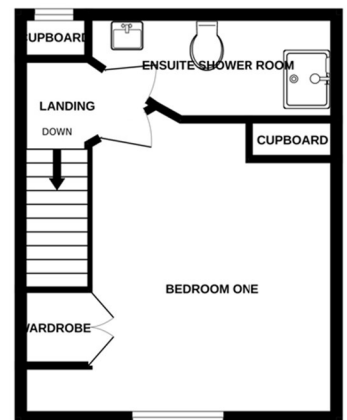
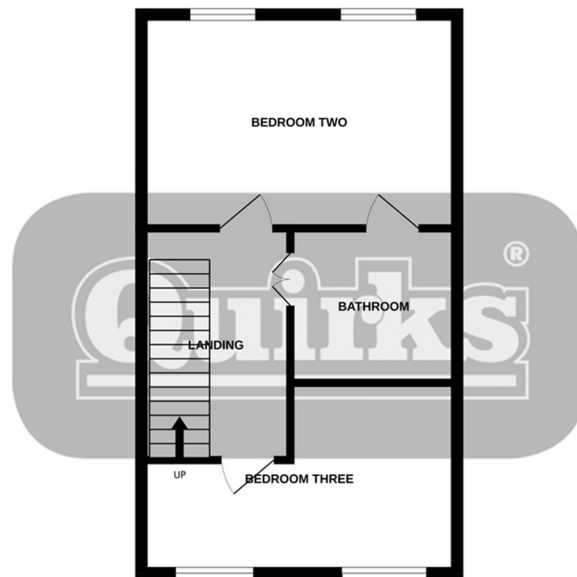
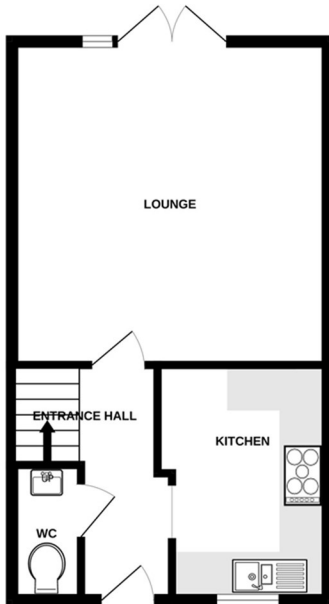
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



This floor plan is for illustrated 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 depicted. No appliances or services have been tested. Metropix ©2017  
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