

## Roding Way, Wickford

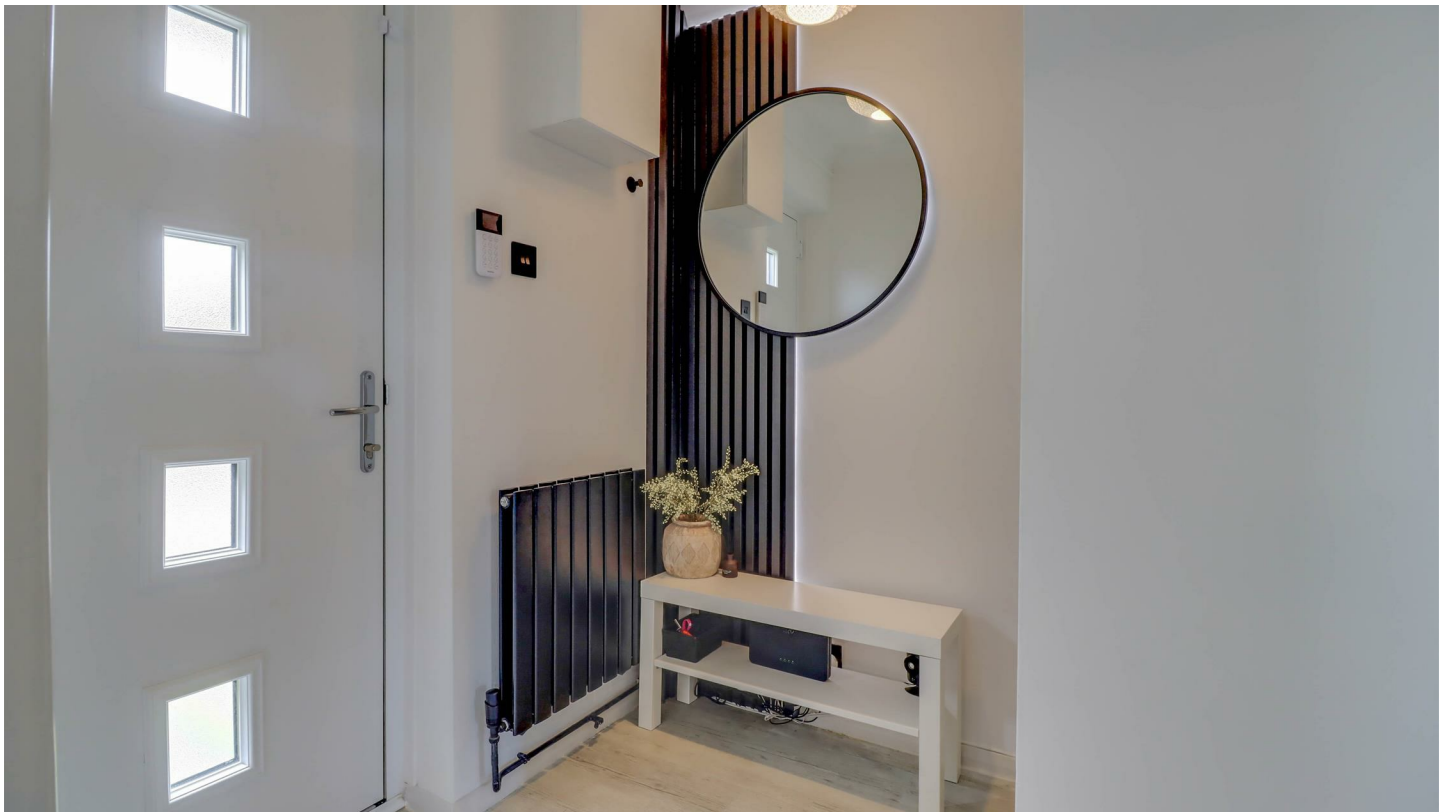
£325,000

- Refitted Kitchen 9' x 6'
- Study/Office 6'2 x 5'10
- Shower Room
- Driveway Nearby
- Lounge/Diner 16' x 12'
- 2 First Floor Bedrooms
- Garden to Rear

2 BEDROOM END TERRACED. DRIVEWAY NEARBY PROVIDING OFF ST PARKING. 16' LOUNGE/DINER. 9' REFITTED KITCHEN. 40FT GARDEN TO REAR. Situated on the popular Wick Meadows Development within walking distance of town centre is this 2 bedroom end of terraced property benefitting from accommodation including lounge/diner 16' x 12', refitted kitchen 9' x 6', study/office 6'2 x 5'10, 2 first floor bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, 40ft garden to rear and driveway nearby providing off street parking.



Council Tax Band: C



Double glazed door to:

#### ENTRANCE HALL

Radiator. Laminate finish to floor. Coved ceiling.

#### REFITTED KITCHEN

9' x 6'

Double glazed window to front with fitted shutters. Range of refitted 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. Recess for fridge freezer. Cupboard housing space for washing machine. Gas fired boiler. Laminate finish to floor.

#### LOUNGE/DINER

16' x 12'

Double glazed French doors and double glazed panelling to rear garden. Upright radiator. Coved ceiling. Under stairs cupboard.

#### STUDY/OFFICE

6'2 x 5'10

Power and light connected. Fitted desk unit. Insulated.

#### FIRST FLOOR LANDING

Access to loft.

#### BEDROOM ONE

12' x 8'6

Double glazed window to

front with fitted shutters. Radiator. Coved ceiling. Airing cupboard.

#### BEDROOM TWO

10' x 9'

Double glazed window to rear with fitted shutters. Radiator. Fitted wardrobe cupboards. Coved ceiling.

#### SHOWER ROOM

7'8 x 6'

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Fitted storage and vanity cupboards. Radiator/rail. Extractor fan. Downlighters to ceiling.

#### REAR GARDEN

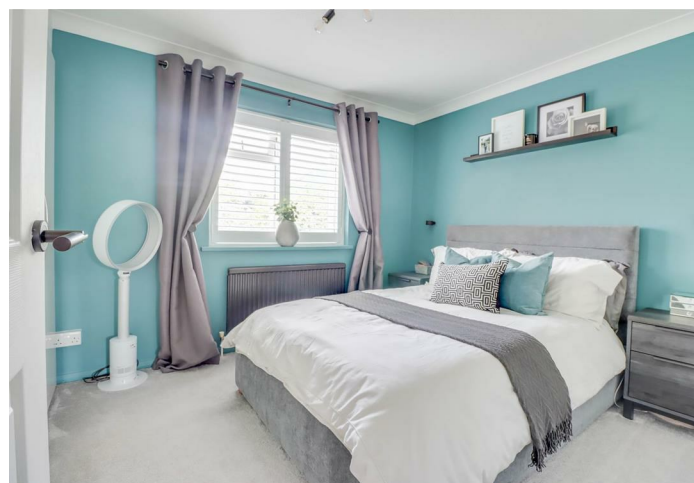
approaching 40ft Commencing with decking to immediate rear with remainder laid to lawn with flower and shrub borders. Patio area to rear. Fencing to side and rear boundaries. Shed. External tap. Gate to rear.

#### PARKING NEARBY

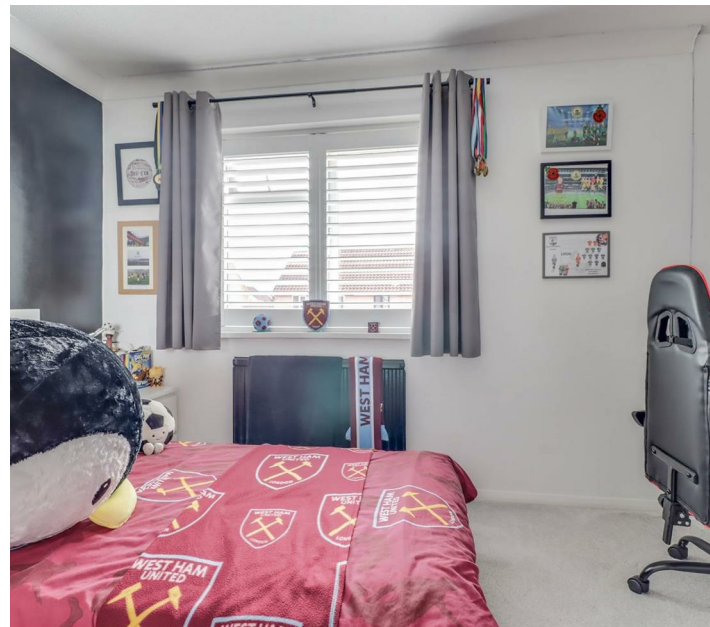
The property benefits from driveway nearby providing off street parking.

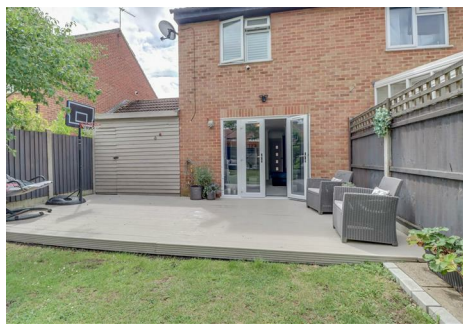
#### DISCLAIMER

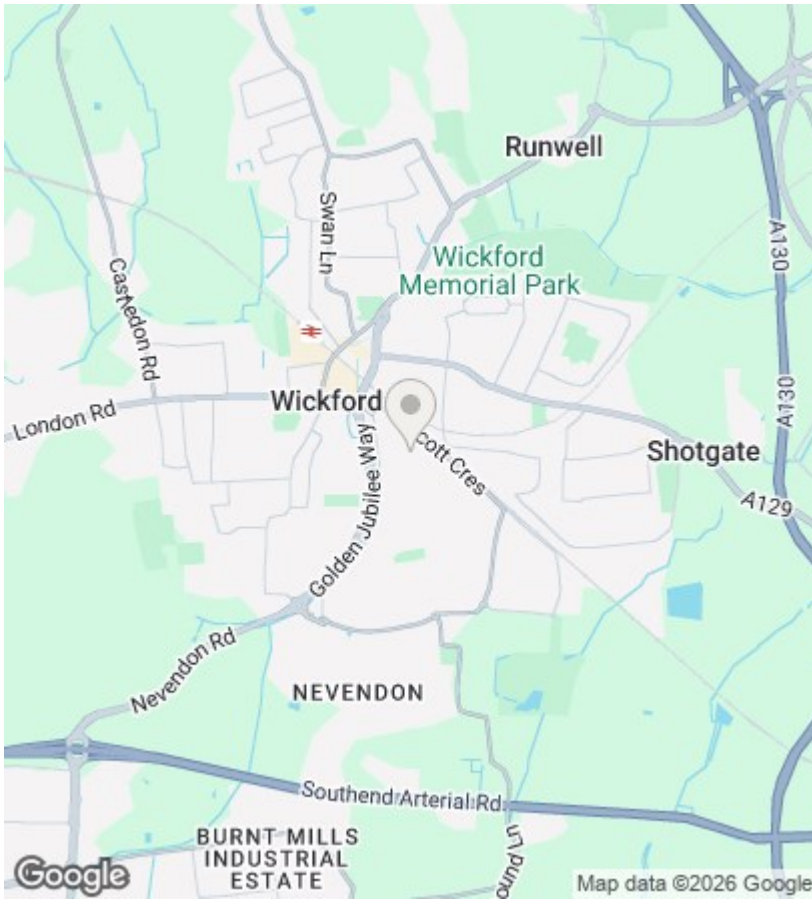
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by



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.






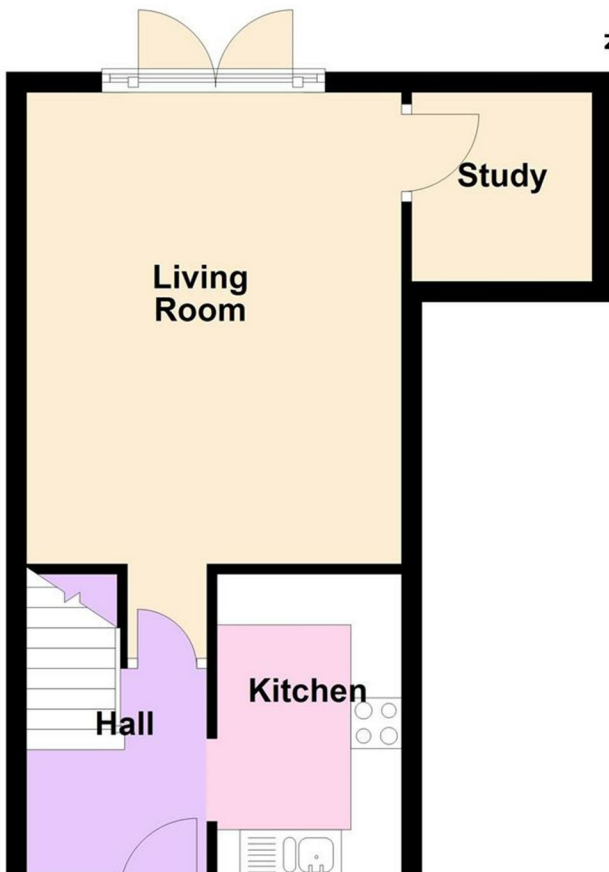


EPC Rating:

C

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>	73	80
(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



### First Floor

