



Sutherland Place, Wickford

Offers Over £350,000

- Living Room 14'2 x 11'6
- Kitchen 10'4 x 8'2
- Bathroom
- Leasehold Garage
- Dining Room 9'8 x 8'8
- 3 First Floor Bedrooms
- Garden to Rear
- Driveway to Front

3 BEDROOM HOUSE ON POPULAR WICK MEADOWS DEVELOPMENT CLOSE TO PARK SCHOOLS AND SHOPS. LOUNGE 14'2 x 11'6, DINING ROOM 9'8 x 8'8, KITCHEN 10'4 x 8'2, BATHROOM, LEASEHOLD GARAGE TO SIDE & GARDEN TO REAR. Situated on the popular Wick Meadows estate close to local shops, park and school is this 3 bedroom terraced house with garage and garden to rear. The accommodation comprises of Lounge 14'2 x 11'6, Dining Room 9'8 x 8'8, Kitchen 10'4 x 8'2 with 3 Bedrooms and Bathroom to first floor. The specification includes double glazed windows and gas radiator heating (untested).



Council Tax Band: D



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).

LIVING ROOM

14'2 x 11'6

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

DINING ROOM

9'8 x 8'8

Double glazed patio doors to rear garden. Radiator (untested). Coved ceiling.

KITCHEN

10'4 x 8'2

Double glazed window and double glazed door to rear garden. 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 washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested). Tiled surround.

FIRST FLOOR LANDING

Coved ceiling. Access to loft.

BEDROOM ONE

12'8 x 9'

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

BEDROOM TWO

10' x 9'

Double glazed window to rear. Radiator (untested). Coved ceiling. Built in double wardrobe cupboard.

BEDROOM THREE

8'4 x 7'2

Double glazed window to front. Radiator (untested). Coved ceiling. Over stairs shelf.

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Tiling to floor and walls. Airing cupboard. Chrome radiator/rail (untested). Vanity cupboard.

REAR GARDEN

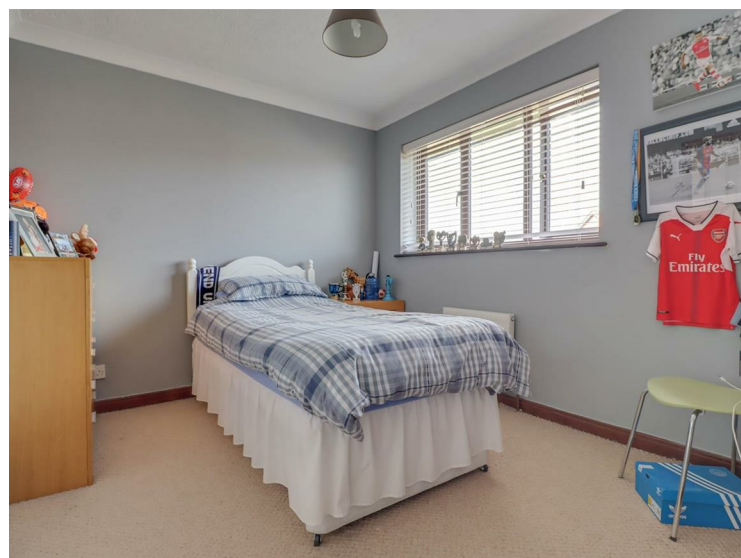
Commencing with block paved patio to immediate rear with remainder laid to lawn. Decking area. Shed. Courtesy door to:

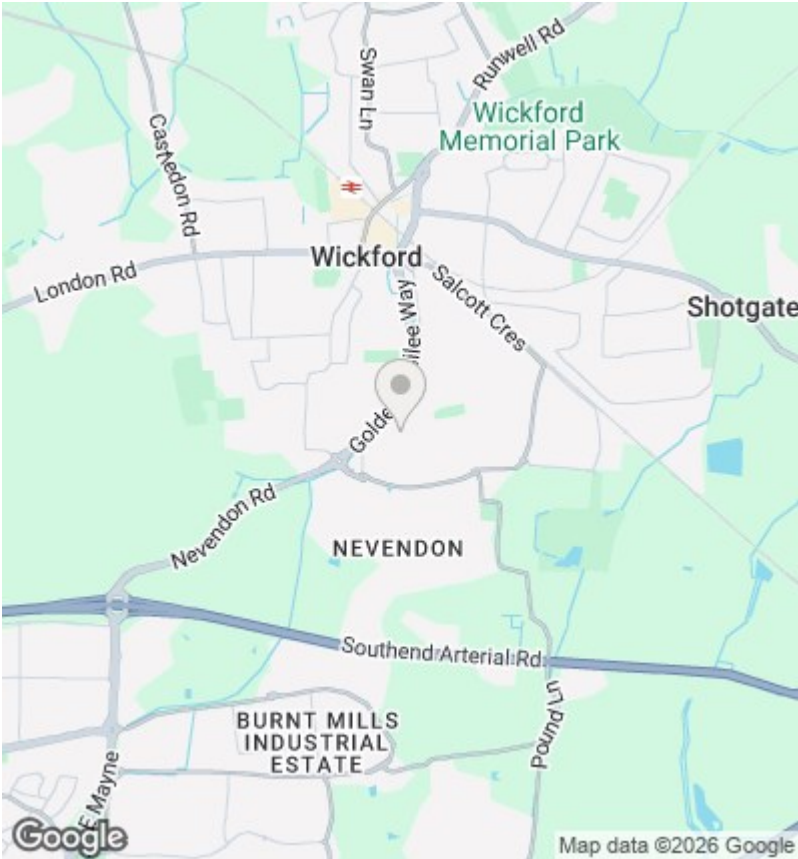
LEASEHOLD GARAGE

The property benefits from garage which is leasehold £1 per annum ground rent (subject to legal confirmation).

DRIVEWAY TO FRONT

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



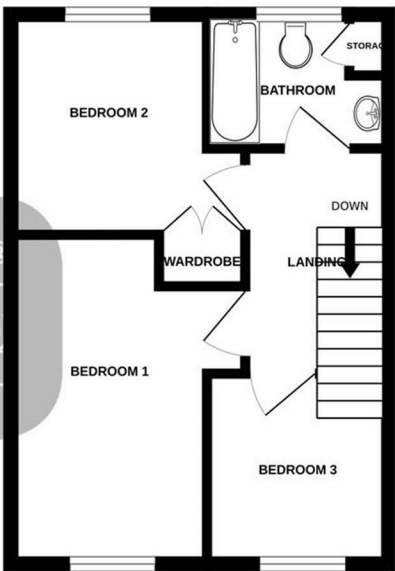
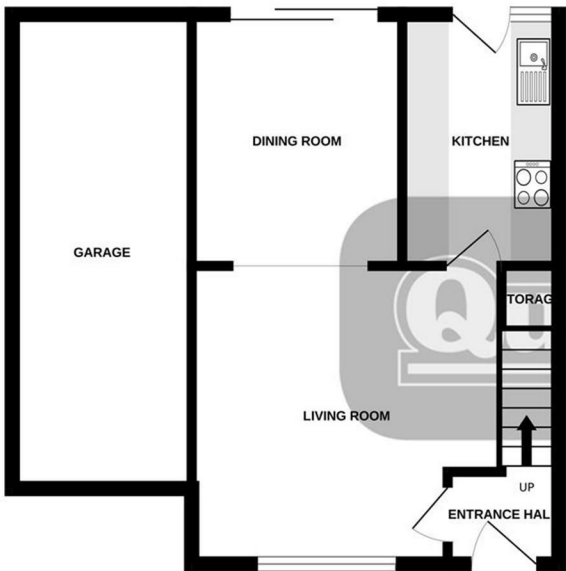


EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	

GROUND FLOOR

1ST FLOOR



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 depicted. No appliances or services have been tested. Metropix ©2017
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