



Highcliffe Way, Wickford

Offers Over £390,000

- Lounge 20'10 x 10'11
- Conservatory 12'7 x 8'8
- Shower Room & Cloakroom
- Shared Access to Driveway
- No Onward Chain
- Kitchen/Diner 17'2 x 8'8
- 4 First Floor Bedrooms
- 50ft Garden to Rear
- Integral Garage

4 BEDROOM SEMI-DETACHED. INTEGRAL GARAGE. 20'10 LOUNGE. 17'2 KITCHEN/DINER. 50FT GARDEN TO REAR. NO ONWARD CHAIN. Situated in a popular and established residential location close to local shops, park and schools is this spacious 4 bedroom semi-detached property providing generous family accommodation including lounge 20'10 x 10'11, kitchen/diner 17'2 x 8'8, conservatory 12'7 x 8'8, 4 first floor bedrooms, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 50ft garden to rear, integral garage and shared access to driveway providing off street parking. The property also benefits from solar panels. No onward chain.



Council Tax Band: D



RECESS PORCH

Double glazed opaque door and panelling to:

SPACIOUS ENTRANCE HALL

Radiator (untested). Built in cupboard. Additional double cloaks cupboard.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Tiling to floor and walls. Radiator/rail (untested).

LOUNGE

20'10 x 10'11

Radiator (untested). Fireplace. Coved ceiling. Double glazed French doors and double glazed panelling to:

CONSERVATORY

12'7 x 8'8

Double glazed windows to sides and rear. Double glazed French doors to rear garden.

KITCHEN/DINER

17'2 x 8'8

Double glazed window to rear. 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. Built in oven, hob and extractor fan above (all

untested). Integrated fridge freezer, dishwasher and washing machine (all appliances untested). Tiling to surround and floor. Radiator (untested).

FIRST FLOOR LANDING

Access to loft. Airing cupboard housing radiator (untested).

BEDROOM ONE

12'8 x 10'6

Double glazed window to rear. Radiator (untested). Range of fitted wardrobe cupboards and drawers.

BEDROOM TWO

12'8 x 8'5

Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboards housing hanging rail and shelving. Radiator (untested).

BEDROOM THREE

12'4 x 7'3

Double glazed window to front. Radiator (untested). Over stairs shelf. Built in double wardrobe cupboard.

BEDROOM FOUR

8'6 x 8'2

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

SHOWER ROOM

Double glazed opaque window to side. Suite comprising of enclosed



low level WC, vanity wash hand basin and large frameless shower cubicle. Radiator/rail (untested). Extractor fan (untested). Downlighters to ceiling.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Shed. Pond. Fencing to boundaries. External tap (untested) and door to:

INTEGRAL GARAGE

UP and over door to front. Power and light connected (untested). Gas fired boiler (untested).

DRIVEWAY

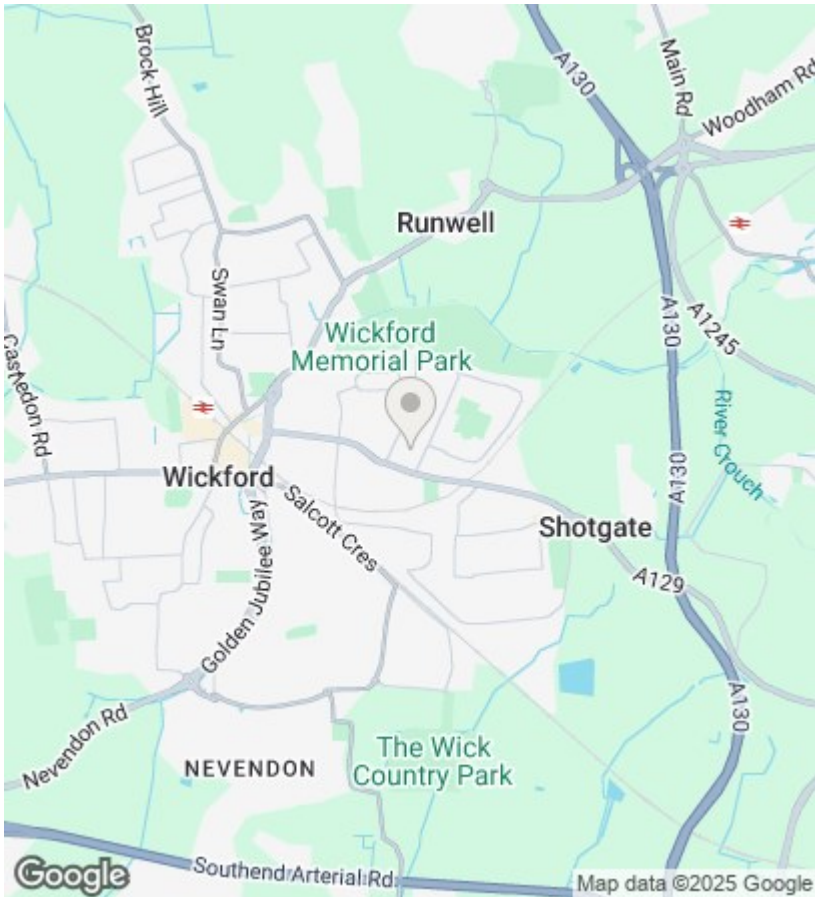
The property benefits from shared access to driveway providing off street parking.

AGENTS NOTE

It has been confirmed with the sellers that the solar panels are owned and the property will be sold as seen.



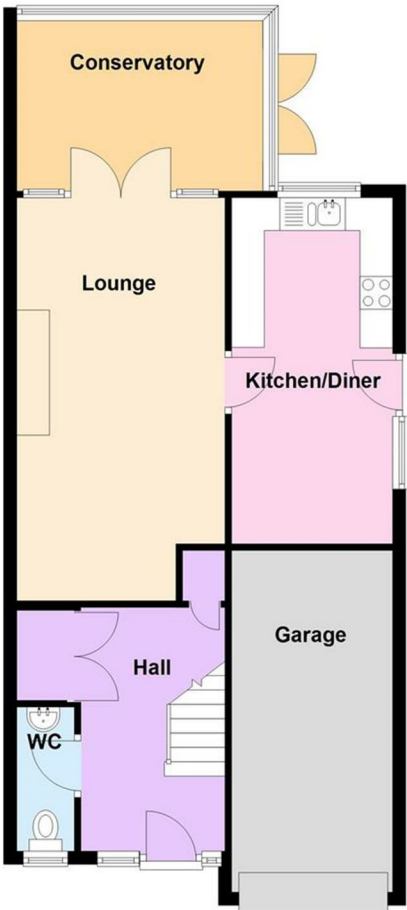




EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 	

Approx. 68.0 sq. metres (731.5 sq. feet)



First Floor
Approx. 51.3 sq. metres (551.9 sq. feet)

