



## Muir Place, Wickford

Asking Price £330,000

- Lounge/Diner 14' x 13'10
- Bedroom 1 13'8 x 9'
- Bathroom & Cloakroom
- Garage Nearby
- Kitchen 11'6 x 6'6
- Bedroom 2 13'8 x 7'4
- Southerly Garden to Rear
- Close to Town Centre & Station

2 BEDROOM TERRACED HOUSE. GARAGE NEARBY. LANDSCAPED GARDEN TO REAR. CLOAKROOM & BATHROOM. REFITTED KITCHEN. UPDATED BOILER. Situated on the popular Wick Meadows development in a cul-de-sac position set within easy access of town Centre and mainline station is this well presented 2 bedroom terraced property benefitting from accommodation including kitchen 11'6 x 6'6, lounge/diner 14' x 13'10, 2 first floor bedrooms, bathroom and ground floor cloakroom. The property's specification includes double glazed windows and replaced gas fired radiator heating (untested) landscaped southerly garden to rear and garage nearby with own drive.

2 2 1 C

Council Tax Band:



#### CANOPY PORCH

Double glazed door to:

#### ENTRANCE HALL

Radiator (untested).

#### CLOAKROOM

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

#### UPDATED KITCHEN

11'6" x 6'6"

Double glazed window to front. Range of updated 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, washing machine and dishwasher. Built in oven, hob and extractor fan above (all untested). Tiling to floor and surround.

#### LOUNGE/DINER

14'0" x 13'10"

Double glazed French doors to rear garden. Radiator (untested). Under stairs cupboard. Laminate finish to floor.

#### FIRST FLOOR LANDING

Access to loft.

#### BEDROOM ONE

13'8" x 9'0"

Double glazed window to rear. Radiator (untested). Built in treble wardrobe/cupboards.

#### BEDROOM TWO

13'8" x 7'4"

Double glazed window to front. Radiator (untested). Cupboard housing boiler (untested).

#### BATHROOM

Three piece suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiling to walls. Chrome radiator/rail (untested). Extractor fan (untested).

#### SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with retaining sleeper. Ornamental water feature. Flower and shrub borders. Outside light and tap (untested). Fencing to boundaries.

#### GARAGE

18'0"

Up and over door to front. Driveway providing parking.

#### SERVICE CHARGE

A service charge applies.

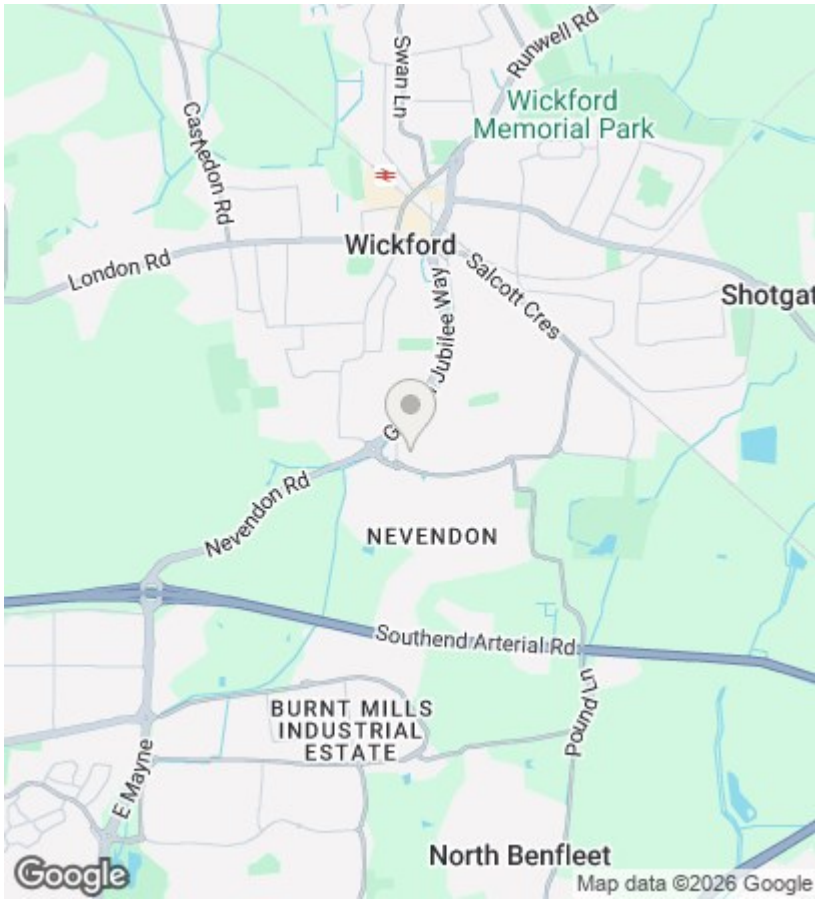
#### AGENTS NOTE



Due to the garage, 2 double bedrooms, southerly rear garden and cloakroom an early inspection is strongly recommended.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

