



## Hawkins Close, Wickford

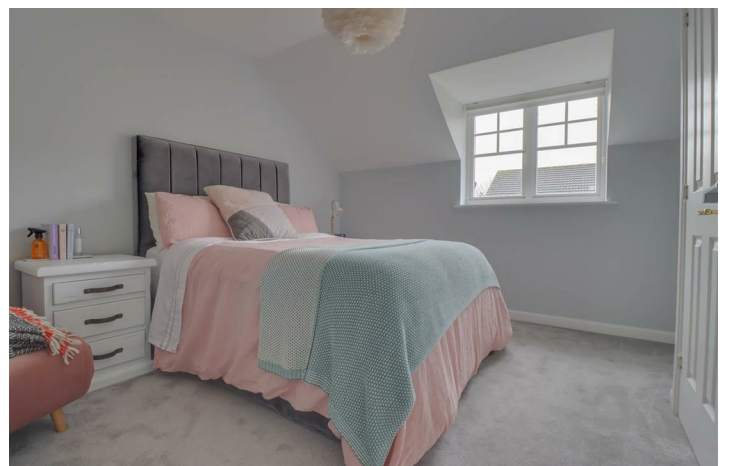
£315,000

- Living Room 14'10 x 9'4
- Bedroom 1 12'7 x 12'6
- Bathroom
- Allocated Parking
- Kitchen 13' x 9'4
- Bedroom 2 11'2 x 7'11
- Garden to Rear
- Close to Local Shops

2 BEDROOM PROPERTY. 14'10 LIVING ROOM. 13' KITCHEN. BATHROOM. GARDEN TO REAR. ALLOCATED PARKING. Situated in pleasant cul-de-sac location on the Southend Road side of Wickford set within walking distance of local shops, schools and park is this 2 bedroom property benefitting from accommodation including living room 14'10 x 9'4, kitchen 13' x 9'4, 2 first floor bedrooms and bathroom. The property benefits from a specification includes double glazed windows and gas fired radiator heating (untested) easy maintenance garden to rear and 2 allocated parking spaces nearby.



Council Tax Band:



### CANOPY PORCH

Double glazed opaque door to:

### ENTRANCE HALL

Radiator (untested).  
Laminate finish to floor.

### LIVING ROOM

14'10 x 9'4  
Double glazed window to front. Radiator (untested). Under stairs cupboard incorporating shelving. Laminate finish to floor extending to:

### REFITTED KITCHEN

13' x 9'4  
Double glazed window and double glazed French doors to rear garden. 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. Breakfast bar. Upright radiator (untested). Built in oven, hob and microwave with extractor fan above (all untested). Space for washing machine and fridge freezer. Integrated dishwasher (untested). Tiled surround.

### FIRST FLOOR LANDING

Access to loft with ladder and light (untested).

### BEDROOM ONE

12'7 x 12'6  
Double glazed window to front. Radiator (untested). Airing cupboard.

### BEDROOM TWO

11'2 x 7'11  
Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards.

### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extractor fan (untested). Downlighters to ceiling. Chrome radiator/rail (untested). Tiled surround.

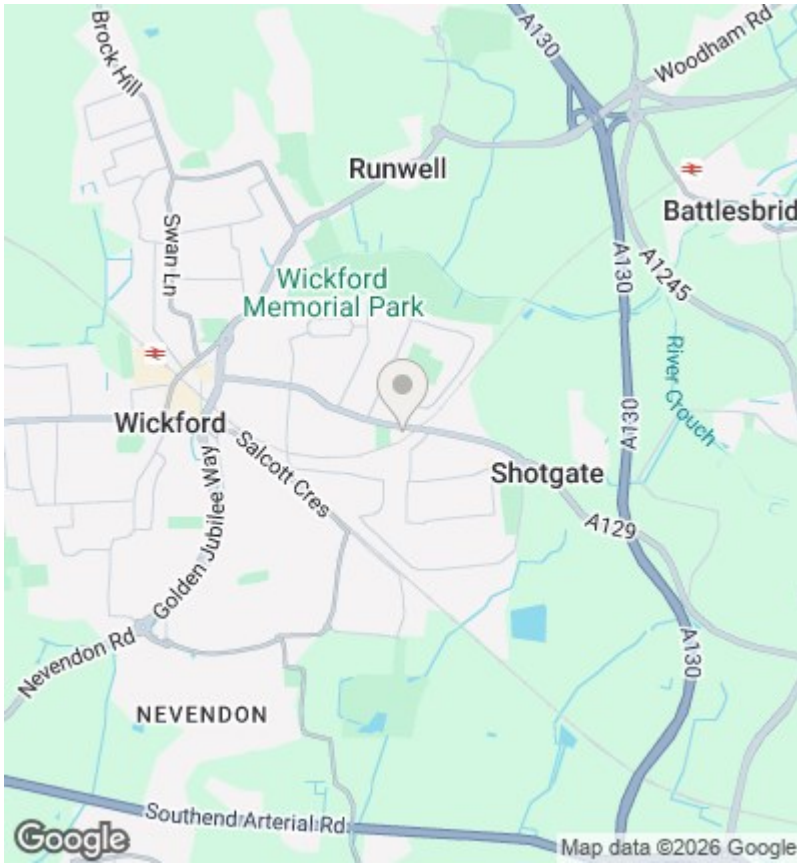
### REAR GARDEN

Landscaped and designed for ease of maintenance. Paved path to shed. Outside tap (untested).

### ALLOCATED PARKING

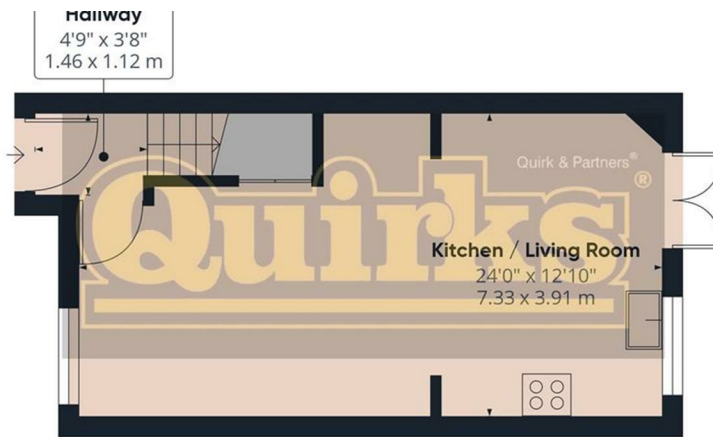
The property benefits from 2 allocated parking spaces nearby.



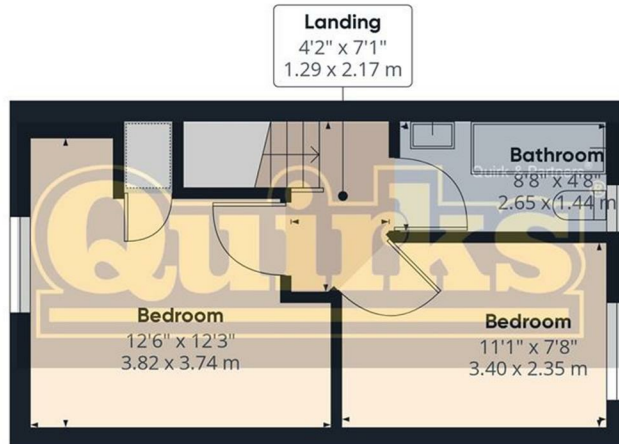


EPC Rating:

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>		
(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	



Floor 0



Approximate total area<sup>®</sup>  
588.64 ft<sup>2</sup>  
54.69 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360