



Horkesley Way, Wickford

Price Guide £285,000

- Entrance Hall
- Kitchen 11' x 5'8
- Bedroom 2 9'2 x 8'6
- Split Level Garden to Rear
- Lounge 13'8 x 11'8
- Bedroom 1 11'8 x 9'
- Family Bathroom
- Two Allocated Parking Spaces

GUIDE PRICE £285,000 - £295,000 - 2 BEDROM TERRACED. SPLIT LEVEL GARDEN TO REAR. 2 ALLOCATED PARKING SPACES. 13'8 LOUNGE. 11' KITCHEN. Situated on the popular Wick Meadows development in a pleasant cul-de-sac location is this 2 bedroom terraced property benefitting from accommodation including lounge 13'8 x 11'8, kitchen 11' x 5'8, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows, split level garden to rear and 2 allocated parking spaces.

2 1 1 D

Council Tax Band: C



ENTRANCE PORCH

Double glazed opaque door to:

ENTRANCE HALL

Storage heater. Laminate finish to floor.

LOUNGE

13'8 x 11'8

Double glazed French doors to rear garden. Laminate finish to floor.

KITCHEN

11' x 5'8

Double glazed window to front. 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. Space for appliances. Tiled surround. Tiling to floor.

FIRST FLOOR LANDING

BEDROOM ONE

11'8 x 9'

Double glazed window to rear.

BEDROOM TWO

9'2 x 8'6

Double glazed window to rear. Built in cupboards.

FAMILY BATHROOM

Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and rail. Tiling to walls.

SPLIT LEVEL GARDEN TO REAR

The property benefits

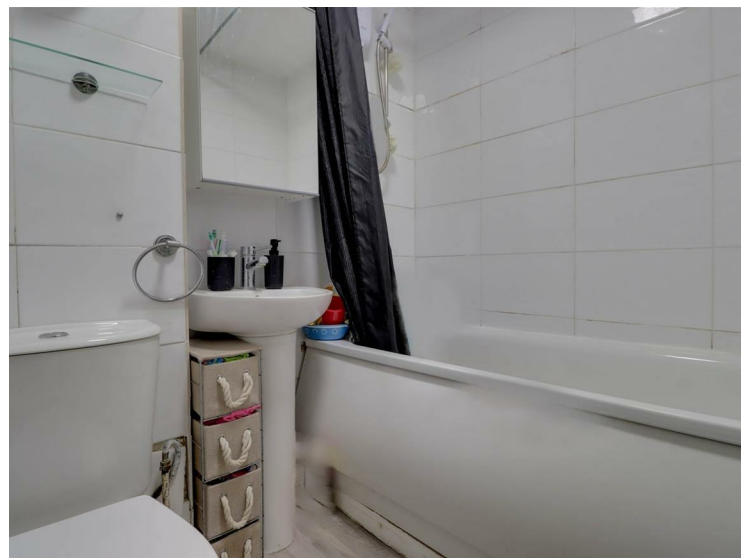
from an easy maintenance garden to rear. Split level. Shed.

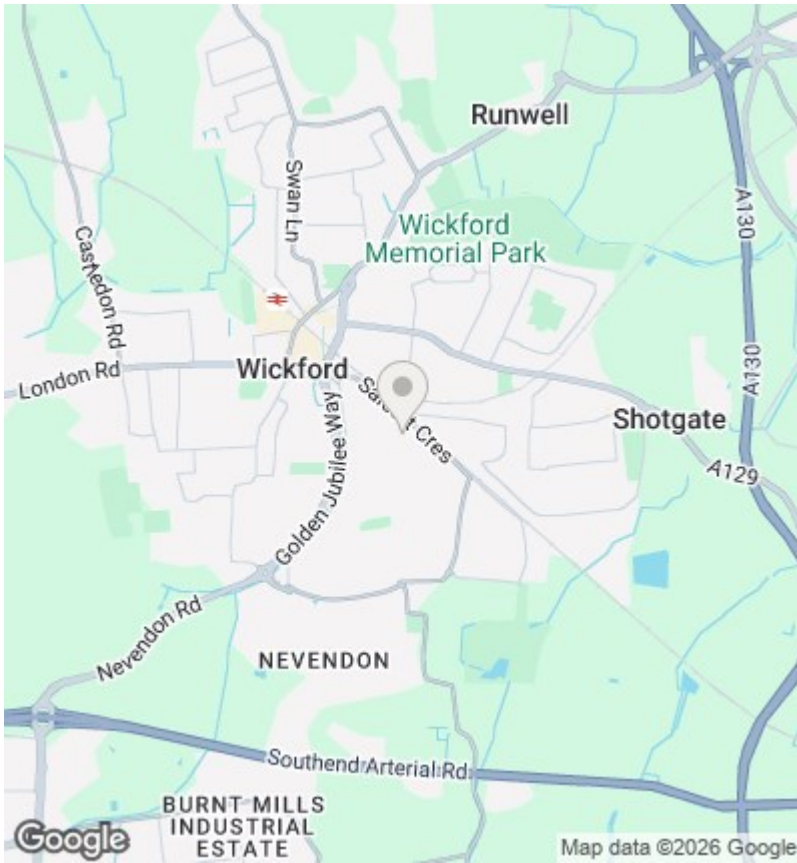
TWO ALLOCATED PARKING SPACES

The property benefits from 2 allocated parking spaces.

DISCLAIMER

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

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

