



Carlyle Gardens, Wickford

£340,000

- Secluded Unoverlooked Rear Garden
- Conservatory 11'7 x 9'7
- 2 Good Size Bedrooms
- Off Street Parking
- Lounge 14' x 11'6
- Kitchen 10'9 x 7'9
- Family Bathroom
- Well Presented Throughout

****OPEN HOME SATURDAY 27TH JULY BETWEEN 10AM - 12PM. BY APPOINTMENT ONLY****

LARGER THAN AVERAGE UNOVERTLOOKED ESTABLISHED GARDEN. LOUNGE 14'. CONSERVATORY 11'7. 2 BEDROOMS. OFF STREET PARKING. WELL MAINTAINED THROUGHOUT. QUIET CUL DE SAC.

Situated on the popular Wick Meadows development within easy walking distance of local shops, school, medical centre and park is this well presented 2 bedroom property benefitting from accommodation including lounge 14', kitchen 10'9, conservatory 11'7, 2 first floor bedrooms, family bathroom and well established unoverlooked rear garden. The property's specification includes double glazed windows and gas fired radiator heating, well maintained garden to rear and off street parking. Basildon Council Tax Band C . EPC Rating D.



Council Tax Band: C



Double glazed entrance door into:

ENTRANCE HALL

10'9 x 6' reducing to 3'3
Double glazed window to side aspect. Laminate finish to floor. Radiator. Stairs to first floor.

KITCHEN

10'9 x 7'9
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. Cooker and washing machine to remain. Space for fridge/freezer. Laminate finish to floor. Radiator.

LOUNGE

14' x 11'6
Laminate finish to floor. Understairs storage cupboard. Radiator. Double glazed sliding patio doors to:

CONSERVATORY

11'7 x 9'7
Double glazed French doors to side with double glazed windows to two aspects.

LANDING

Access to loft via hatch. Double glazed window to side elevation.

BEDROOM ONE

11'6 x 10'1
Double glazed window to front. Built in mirror fronted wardrobes. Storage cupboard. Radiator.

BEDROOM TWO

11'6 x 6'11
Double glazed window to rear. Radiator.

BATHROOM

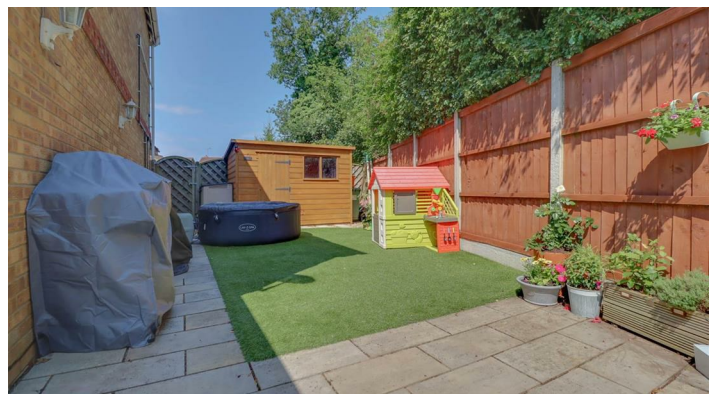
Three piece white suite comprising of low level WC, wash hand basin and panel enclosed 'P' shaped bath unit with glass screen. Extensive tiling to walls and floor. Heated chrome towel rail. Extractor fan.

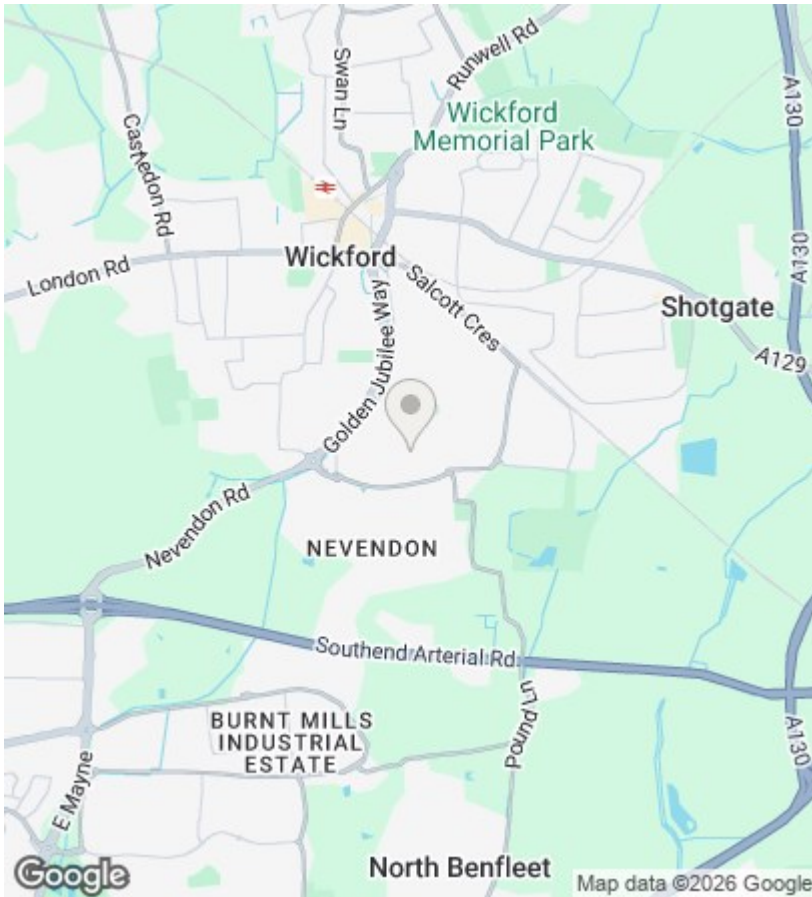
UNOVERLOOKED GARDEN

Commencing with patio seating area. Lawned area with established raised borders. Artificial lawn. Shed. Fencing to boundaries. Gate to side. External tap and lighting.









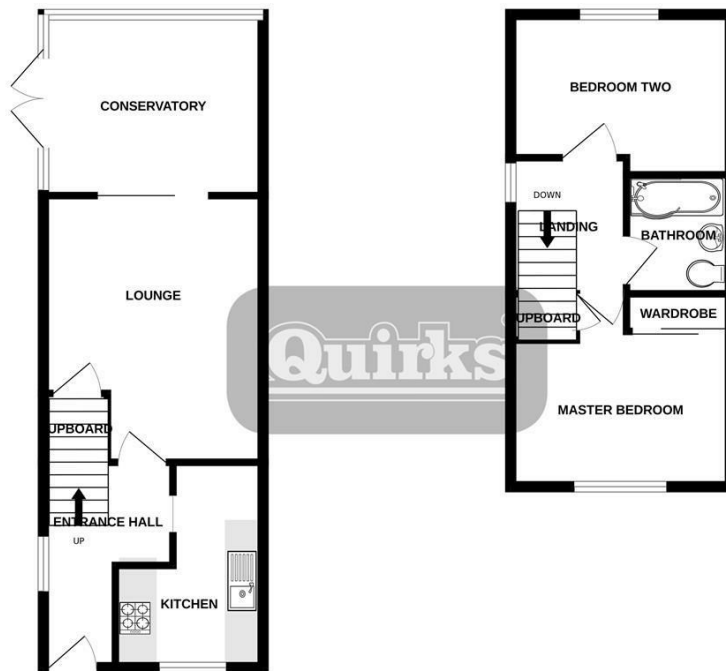
EPC Rating:

D

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

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.
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. Metrix ©2017. Made with Metrix ©2017.