Quirk & Partners®

Quirks®

Rubicon Avenue, Wickford

£380,000

- THREE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- GAS CENTRAL HEATING - NEW BOILER SEPTEMBER 2024
- CLOSE TO HILLTOP AND BEAUCHAMPS SCHOOLS
- COUNCIL TAX - BASILDON BAND - D
- SEMI DETACHED HOUSE
- NO STAMP DUTY FOR FIRST TIME BUYERS UNTIL APRIL 2025
- DOUBLE GLAZED
- EPC - D

19 Willowdale Centre, High Street, Wickford, Essex, SS12 0RA
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A THREE BEDROOM semi detached house located in popular road close to BEAUCHAMPS secondary SCHOOL and HILLTOP infants and primary SCHOOL, also not far from MEMORIAL PARK. The property benefits from a GARAGE and OFF ROAD PARKING as well as GAS CENTRAL HEATING and DOUBLE GLAZING. We would urge interested applicants to view the property as soon as possible to avoid disappointment. Stamp duty exempt for first time buyers until APRIL 2025.

3 1 1 D

Council Tax Band: D

ENTRANCE HALL
Double glazed window and door to front, doors to accommodation, stairs to first floor, radiator, wall light

LOUNGE
Double glazed window to front and rear, radiator, electric fire inset to tiled surround, gas point for fire (capped off), wall lights

KITCHEN
Double glazed window and door to rear garden, range of modern white units to ground and eye level with complimentary rolled edge work surfaces, inset sink with mixer taps, tiled splash backs, cooker, washing machine, recess for fridge/freezer, ceramic tiled floor, smooth ceiling

LANDING
Double glazed window to rear, radiator, doors to accommodation and access to loft

BEDROOM ONE
Double glazed window to front, radiator, large fitted wardrobe

BEDROOM TWO
Double glazed window to front, radiator, fitted wardrobe

BEDROOM THREE
Double glazed window to rear, radiator

BATHROOM
Double glazed window to rear, three piece suite comprising panelled bath with shower and screen, low flush WC and pedestal wash hand basin, radiator

REAR GARDEN
Patio to fore, side access to front via gate, lawn area, flower and shrub borders, fenced securely to all boundaries

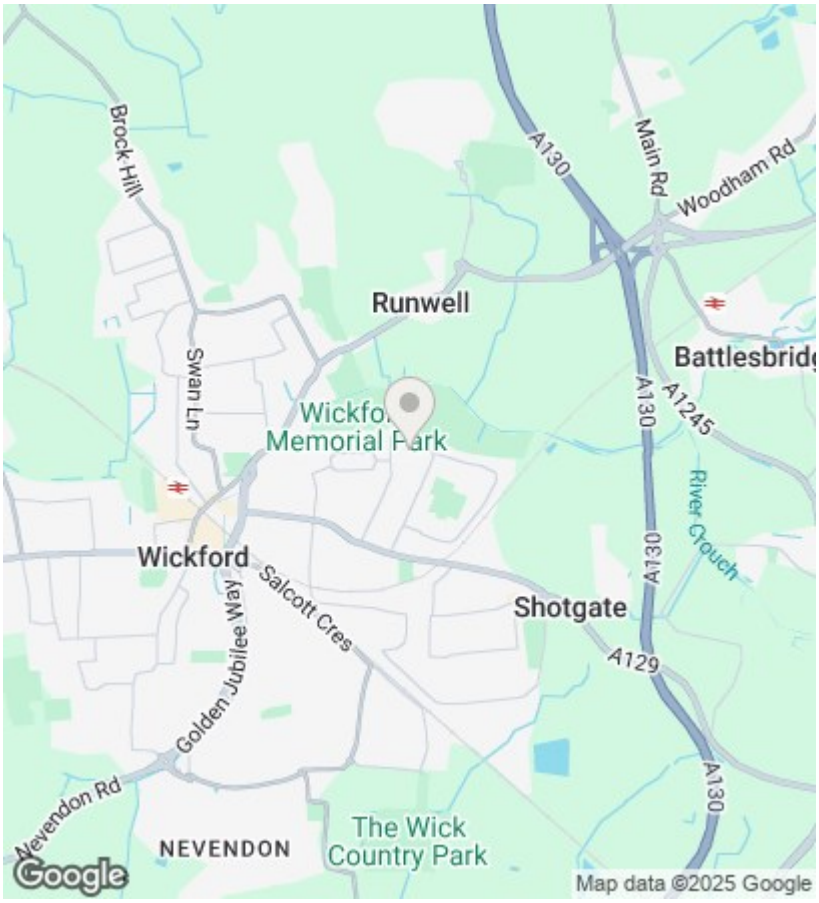
FRONT GARDEN
Lawn, driveway to garage and parking, path to front door, side access to rear garden via gate

GARAGE
Accessed via up and over door, power and light supplied, driveway in front affording off road parking, additional parking to side and extra spaces could be created if some of the lawn is replaced

AGENTS NOTE
The gas boiler was replaced in September 2024, The vendor has indicated that appliances can remain

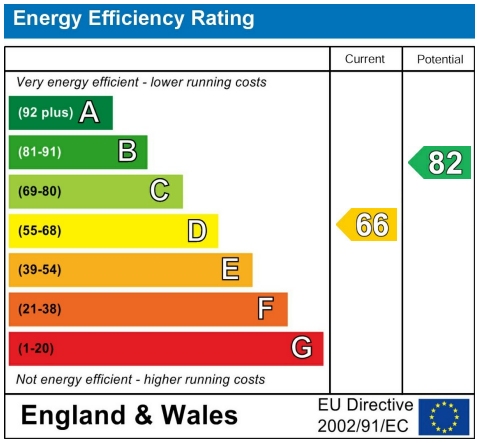
DISCLAIMER
PLEASE NOTE - any appliances, fixtures,

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 there own enquiries about the functionality.



EPC Rating:

D



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