



Stewart Place, Wickford

Offers In The Region Of £300,000

- TWO BEDROOMS
- DOUBLE GLAZED WINDOWS AND DOORS
- NO ONWARD CHAIN
- EASY ACCESS TO TESCO, SCHOOL AND DOCTORS SURGERY
- COUNCIL TAX - BASILDON - C
- ALLOCATED PARKING FOR TWO CARS
- GAS CENTRAL HEATING
- QUIET CUL DE SAC LOCATION
- FREEHOLD PROPERTY NO SERVICE CHARGES
- EPC - C

A TWO BEDROOM HOUSE located in WICKFORD on the ever popular WICK MEADOWS development with TWO ALLOCATED PARKING SPACES as well as a good sized REAR GARDEN. This home has had one careful lady owner since construction in 1994, which is an excellent reference for the area. With GAS CENTRAL HEATING, DOUBLE GLAZING and being offered with NO ONWARD CHAIN we would urge interested applicants to contact QUIRKS for an immediate viewing as we hold keys. EPC Rating C, Basildon Council band C.



Council Tax Band: C



ENTRANCE HALL

Door to Kitchen and Lounge, radiator,

LOUNGE

15'6 x 11'7

Double glazed windows and doors to rear garden, stairs to first floor, radiator, textured ceiling

KITCHEN

8'2 x 7'7

Double glazed window to front, textured ceiling, range of units to ground and eye level incorporating roll edge work surfaces with inset sink unit and mixer tap, space and plumbing for washing machine, spaces for further appliances, fitted oven and hob with cooker hood over, textured ceiling, ceramic tiled splashbacks

LANDING

Doors to accommodation.

BATHROOM

Double glazed window to front, radiator, three piece suite comprising pannelled bath with shower tap and curtain, pedestal wash hand basin and low flush WC, part tiled, textured ceiling with coved surround

BEDROOM ONE

11'9 x 11'7

Double glazed window to rear, radiator, textured ceiling,

BEDROOM TWO

11'10 x 5'8

Double glazed window to front, radiator, recess over stairs, textured ceiling with coved surround, access to loft

FRONT GARDEN

Block paved path to front door

PARKING

TWO allocated off road parking spaces in area to right of property as you look at it

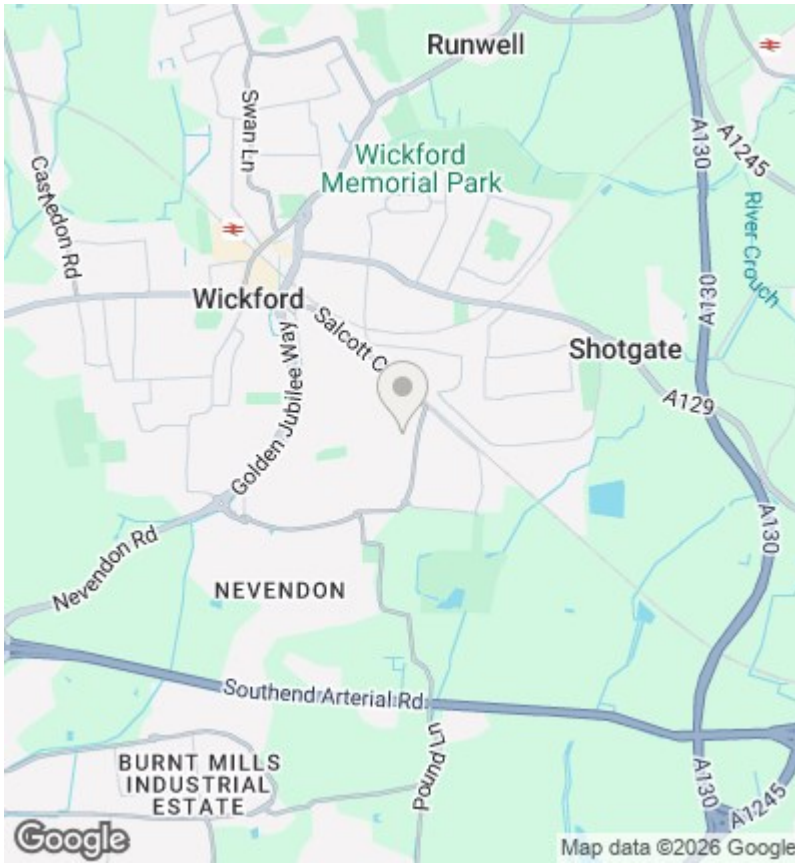
REAR GARDEN

Patio to fore, remainder laid mostly to lawn with mature flower and shrub borders, fenced to all boundaries

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.



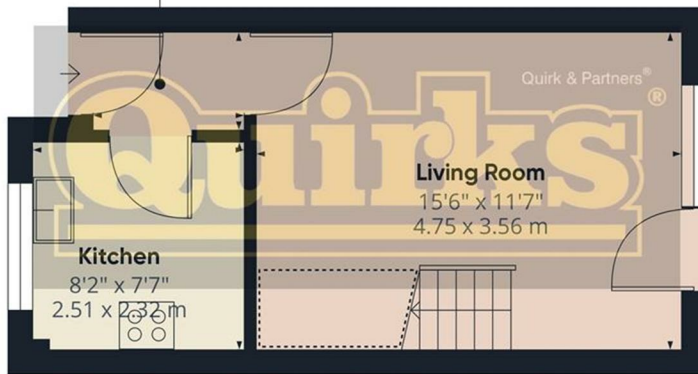


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Entrance Hall
5'9" x 3'8"
1.76 x 1.14 m



Floor 0



Floor 1



Approximate total area⁽¹⁾
521.43 ft²
48.44 m²

Reduced headroom
18.58 ft²
1.73 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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