



Campbell Close, Wickford

£250,000

- Lounge 13'11 x 13'5
- Bedroom 11'2 x 8'8
- Own Garden
- Wick Meadows Development
- Kitchen 7'2 x 6'6
- Bathroom 7'2 x 6'7
- 2 Allocated Parking Spaces

1 BEDROOM CORNER TERRACE PROPERTY. OWN GARDEN. 2 ALLOCATED PARKING SPACES. WICK MEADOWS DEVELOPMENT. Situated on the popular Wick Meadows development within easy access of local shops, park and medical centre is this one bedroom corner terraced property benefitting from accommodation including lounge 13'11 x 13'5, kitchen 7'2 x 6'6, bedroom 11'2 x 8'8 and bathroom. The property's specification includes double glazed windows and electric heating (untested) own garden and 2 allocated parking spaces.



Council Tax Band: B



Double glazed door to:

ENTRANCE PORCH

Smooth ceiling with downlighter. Laminate finish to floor. Built in storage cupboard. Door to:

LOUNGE

13'11 x 13'5

Double glazed bay window to side. Double glazed window to front. Laminate finish to floor. Electric heater (untested). Under stairs storage. Open plan to:

KITCHEN

7'2 x 6'6

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, induction hob and extractor fan above (all untested). Integrated washing machine and fridge freezer (untested).

FIRST FLOOR LANDING

Access to loft which is partially boarded and houses water tank. Doors to:

BEDROOM

11'2 x 8'8

Double glazed window to front with double glazed bay window to side. Electric heater (untested).

BATHROOM

7'2 x 6'7

Double glazed opaque window to front. Three piece suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower over (untested). Tiling to walls/floor. Electric heater (untested).

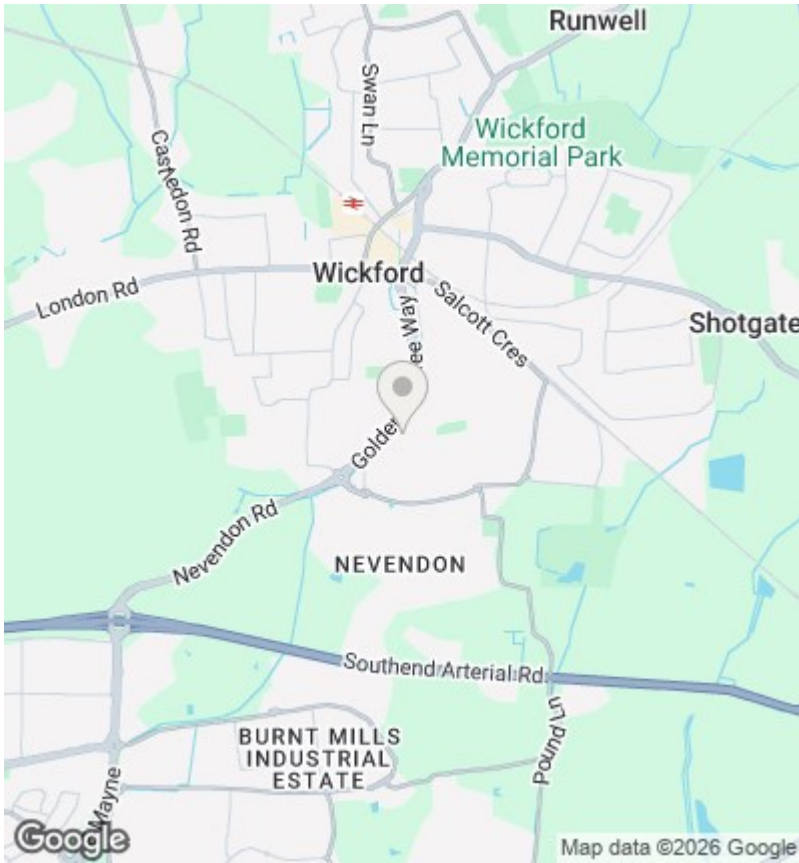
OWN GARDEN

The property benefits from its own garden accessed via a pathway. Commencing with paved patio with remainder laid to lawn.

ALLOCATED PARKING

The property benefits from 2 allocated parking spaces.





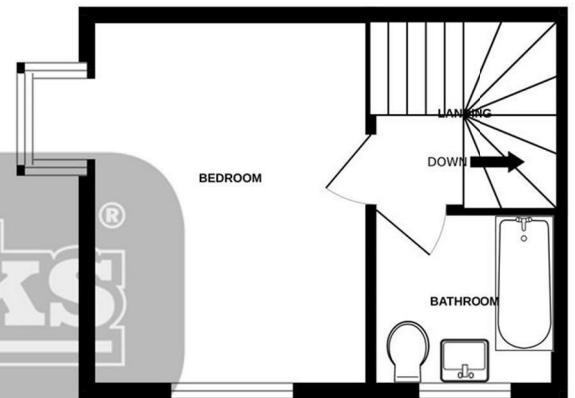
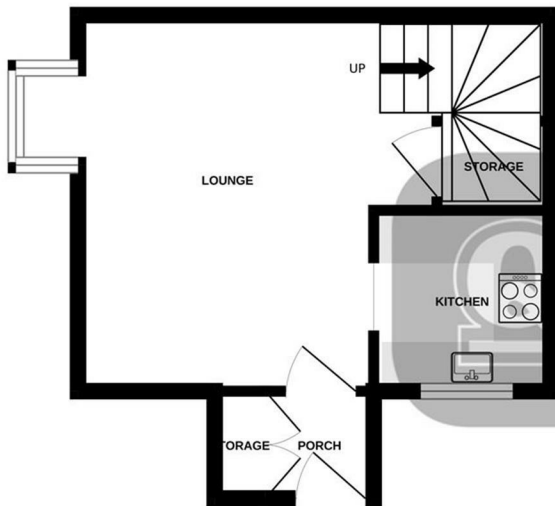
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.

1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.6 sq.m.) approx.

This floor plan is for illustrated 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. Metropix ©2017
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