



## Uxbridge Close, Wickford

Offers Over £300,000

- TWO BEDROOMS
- WEST FACING REAR GARDEN
- DOUBLE GLAZED WINDOWS AND DOOR
- CUL DE SAC LOCATION
- COUNCIL TAX BAND C - BASILDON
- TWO ALLOCATED PARKING SPACES
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING
- FITTED OVEN, HOB AND DISHWASHER
- EPC - D

A TWO BEDROOM house located in a CUL DE SAC in SHOTGATE, TWO ALLOCATED PARKING SPACES and WESTERLEY FACING REAR GARDEN. This home is CENTRALLY HEATED and has a MODERN KITCHEN and BATHROOM. We would highly recommend a viewing to avoid disappointment



Council Tax Band: C



### ENTRANCE

Covered entrance and double glazed door

### LOUNGE

13'7 x 12'8

Double glazed window, stairs to first floor, open aspect to kitchen/diner

### KITCHEN/DINER

12'9 x 7'9

Double glazed window to rear and double glazed French doors to garden, modern range of units to both ground and eye level with complimentary roll edged worksurfaces, inset sink unit, tiled splash backs, fitted oven and hob with hood over, integrated dishwasher, space and plumbing for washing machine

### FIRST FLOOR LANDING

Access loft and doors to accommodation

### BEDROOM ONE

10 x 9'5

Double glazed window to front, wood effect laminate floorcovering

### BEDROOM TWO

9'7 x 6'1

Double glazed window to rear,

### BATHROOM

Double glazed window to rear, three piece suite in white comprising panelled bath with shower over, low flush wc, pedestal wash hand basin, part tiled walls, tiled floor

### REAR GARDEN

Patio to fore, remainder laid mostly to lawn

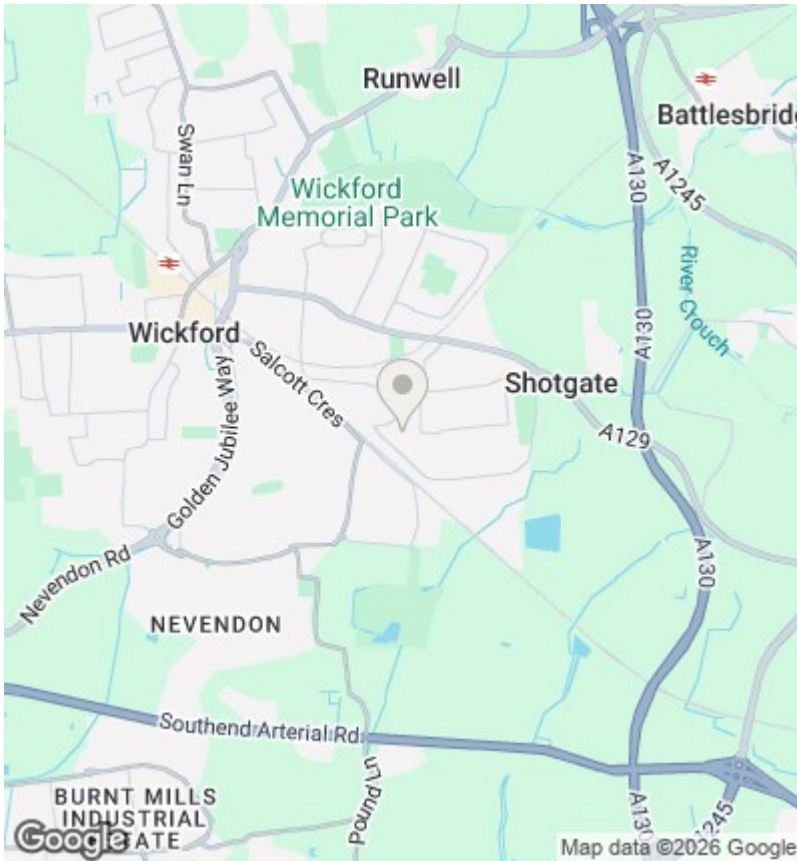
### PARKING

This home comes with 2 allocated 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 there own enquiries about the functionality.





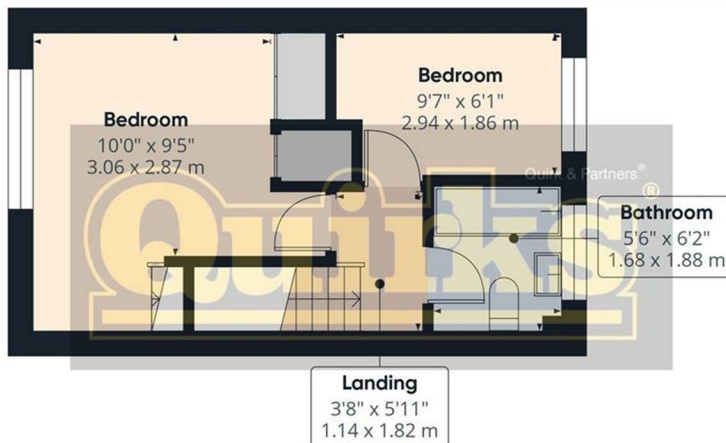
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Approximate total area<sup>m</sup>

530 ft<sup>2</sup>  
49.2 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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