



Fletcher Drive, Wickford

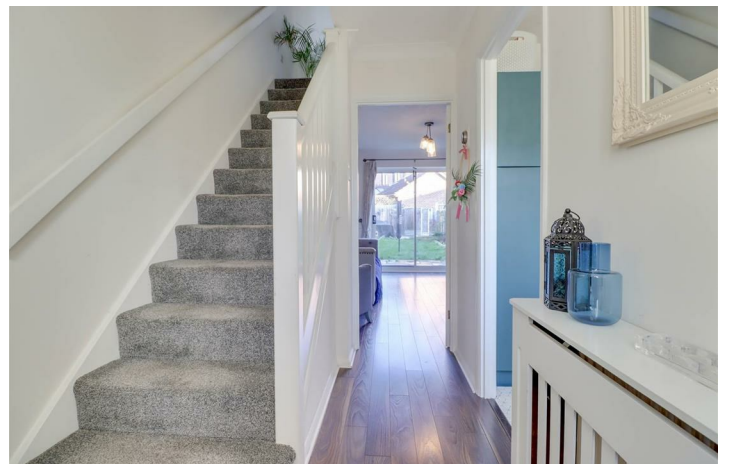
£315,000

- Lounge/Diner 12'8 x 12'6
- Bedroom 1 12'6 x 9'8
- Refitted Shower Room
- 2 Allocated Parking Spaces
- Kitchen 9'4 x 6'4
- Bedroom 2 10'3 x 6'3
- Rear Garden Approaching 38ft

2 BEDROOM MID-TERRACED. 38FT GARDEN TO REAR. 12'8 LOUNGE/DINER. 9'4 KITCHEN. REFITTED SHOWER ROOM. Situated on the popular Wick Meadows development within easy reach of town centre and mainline station is this 2 bedroom mid-terraced property benefitting from accommodation including lounge/diner 12'8 x 12'6, kitchen 9'4 x 6'4, 2 first floor bedrooms and refitted shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) rear garden approaching 38ft and 2 allocated parking spaces.



Council Tax Band: C



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).
Laminate finish to floor.

KITCHEN

9'4 x 6'4

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. Built in oven, hob and extractor fan above (all untested). Space for washing machine and fridge freezer. Tiled surround. Gas fired boiler (untested).

LOUNGE/DINER

12'8 x 12'6

Double glazed patio doors to rear garden. Radiator (untested). Laminate finish to floor. Coved ceiling.

FIRST FLOOR LANDING

Built in storage cupboard. Coved ceiling. Access to loft.

BEDROOM ONE

12'6 x 9'8

Two double glazed windows to front. Radiator (untested).

BEDROOM TWO

10'3 x 6'3

Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboard.

REFITTED SHOWER ROOM

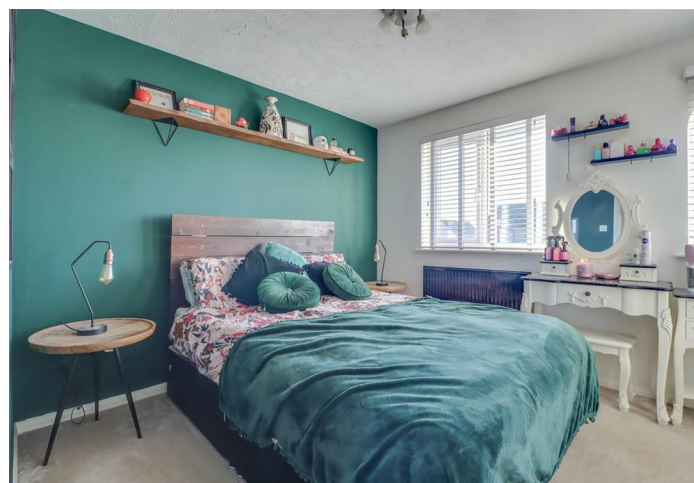
Double glazed opaque window to rear. Refitted suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiled surround. Radiator/rail (untested). Extractor fan (untested).

REAR GARDEN

approaching 38ft
Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub sleepers. Additional patio. Gate to rear.

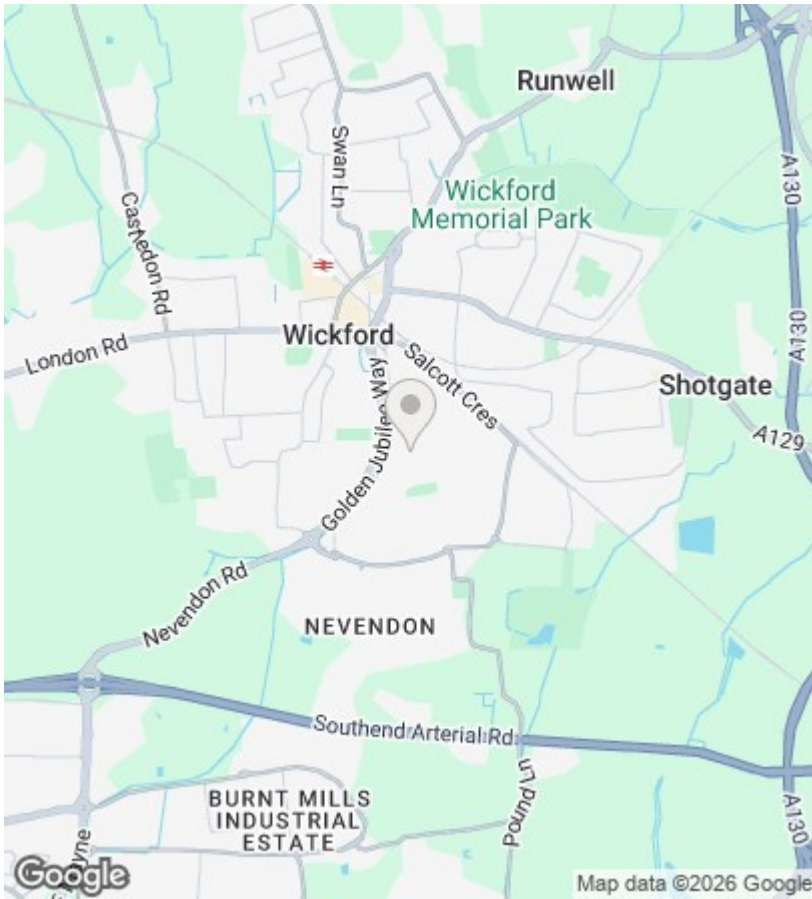
ALLOCATED PARKING

The property benefits from 2 allocated parking spaces.










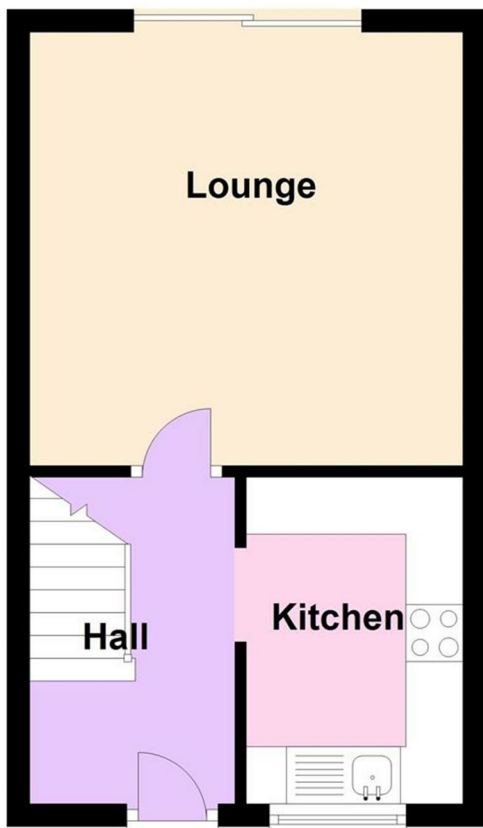
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

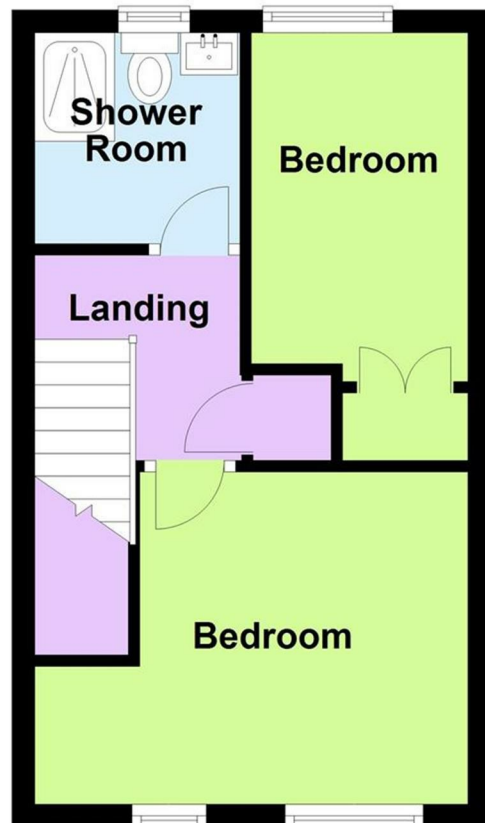
Ground Floor

Approx. 25.7 sq. metres (276.6 sq. feet)



First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Total area: approx. 51.4 sq. metres (553.6 sq. feet)