



Grant Close, Wickford

£325,000

- Lounge to Front 14'10 x 10'4
- Two First Floor Bedrooms
- Pleasant Garden to Rear
- Close to Schools, Shops and Amenities
- Modern Kitchen/Diner 13'4 x 8'3
- Three Piece Bathroom
- Garage in Block with Off Street Parking
- Must Be Viewed to Avoid Disappointment

****MODERN FITTED KITCHEN/DINER** GARAGE & OFF STREET PARKING** TWO BEDROOMS****

Situated on the popular Wick Meadows close to local shops, park, school and medical centre is this 2 bedroom terraced property benefitting from accommodation including lounge 14'10 x 10'4, modern fitted kitchen/diner 13'4 x 8'3, 2 first floor bedrooms with built in wardrobes and family bathroom. The property's specification includes double glazed windows, gas fired radiator heating and has the added benefit of a garage providing off street parking. EPC Rating Band D. Basildon Council Tax Band C.



Council Tax Band: C



The property is approached via UPVC double glazed entrance door.

ENTRANCE HALL

5'1 x 3'10

Stairs to first floor. Radiator. Wood effect flooring.

LOUNGE

14'10 x 10'4

Double glazed window to front aspect. Radiator.

KITCHEN/DINER

13'4 x 8'3

Double glazed window and double glazed door to rear aspect. Range of white gloss base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Storage cupboard. Space for appliances. Built in oven, electric hob and extractor fan above. Tiled surround. Updated Combi boiler.

LANDING

Access to loft via hatch which we have been advised has a ladder and is partially boarded.

BEDROOM ONE

13'4 x 11

Two double glazed windows to front aspect, Built in wardrobes with sliding doors. Two radiators.

BEDROOM TWO

9'8 x 7'3

Double glazed window to rear elevation. Radiator. Built in wardrobes with sliding doors.

BATHROOM

Three piece suite comprising of low level WC, panel enclosed bath unit and wash hand basin. Radiator. Extractor fan. Extensive tiling to walls and floor. Opaque double glazed window to rear.

REAR GARDEN

Commencing with patio seating area with remainder being mainly laid to lawn. Fencing to boundaries. External tap.

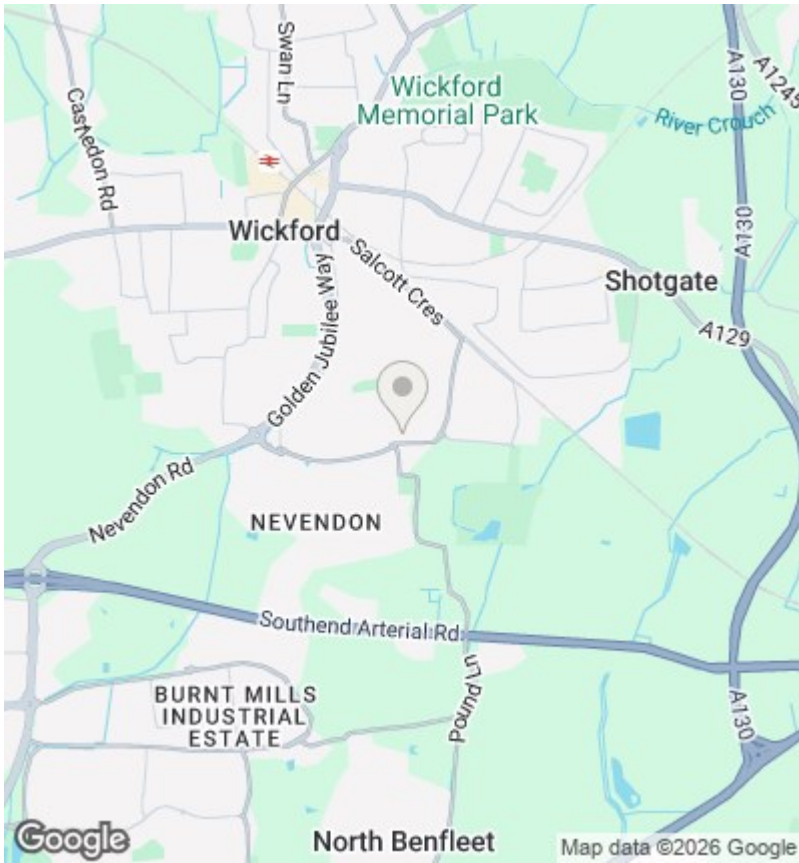
GARAGE

The property has the added benefit of a garage in block with up and over door providing off street parking.

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) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">88</div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="border: 1px solid black; padding: 2px; display: inline-block;">66</div>	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

