



## Heybridge Drive, Wickford

£380,000

- Lounge/Diner 17'4 x 14'8
- Ground Floor Cloakroom
- Shower Room 6' x 5'6
- Garage in Block
- Kitchen 8'2 x 7'10
- 3 First Floor Bedrooms
- Garden to Rear
- No Onward Chain

3 BEDROOM LINK-DETACHED. LOUNGE/DINER. GARDEN TO REAR. GARAGE IN BLOCK. NO ONWARD CHAIN. Situated on the popular Wick Meadows development set within walking distance of town centre and mainline station and easy access of local shops, park and medical centre is this 3 bedroom link-detached property benefitting from accommodation including lounge/diner 17'4 x 14'8, refitted kitchen 8'2 x 7'10, ground floor cloakroom, 3 first floor bedrooms and shower room 6' x 5'6. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear and garage in block. The property is offered with no onward chain.



Council Tax Band: D





#### CANOPY PORCH

Double glazed door to:

#### ENTRANCE HALL

Radiator.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Radiator. Tiling to floor and surround.

Extractor fan.

#### REFITTED KITCHEN

8'2 x 7'10

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with Quartz worktops extending to incorporate inset Butler sink. Built in oven, hob and extractor fan above. Space for washing machine, dishwasher and fridge freezer. Downlighters to ceiling. Tiled surround.

#### LOUNGE/DINER

17'4 x 14'8

Double glazed window and double glazed door to rear garden. Radiator. Under stairs cupboard. Laminate finish to floor. Coved ceiling.

#### FIRST FLOOR LANDING

Storage cupboard.

#### BEDROOM ONE

13' x 8'4

Double glazed window to rear. Radiator. Coved ceiling. Fitted wardrobe cupboards.

#### BEDROOM TWO

10'6 x 8'4

Double glazed window to front. Radiator. Coved ceiling.

#### BEDROOM THREE

7'8 x 6'1

Double glazed window to front. Radiator. Coved ceiling.

#### SHOWER ROOM

6' x 5'6

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extractor fan. Chrome radiator/rail.

#### REAR GARDEN

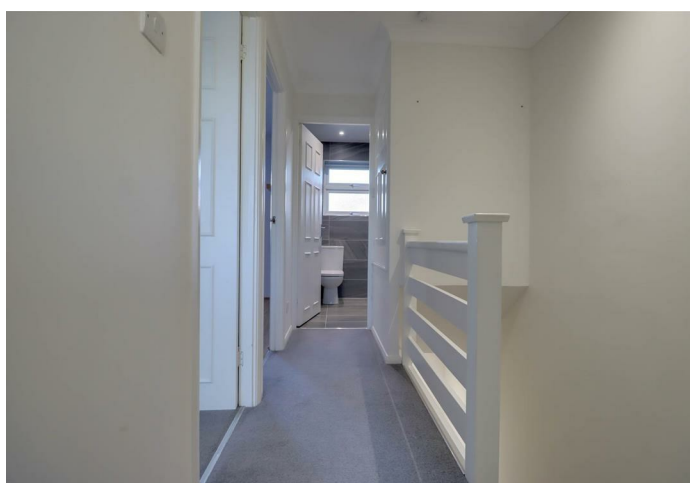
Commencing with paved patio to immediate rear with retaining wall and remainder laid to lawn. Additional patio. Gate to side.

#### GARAGE IN BLOCK

Up and over door to front with parking.

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We

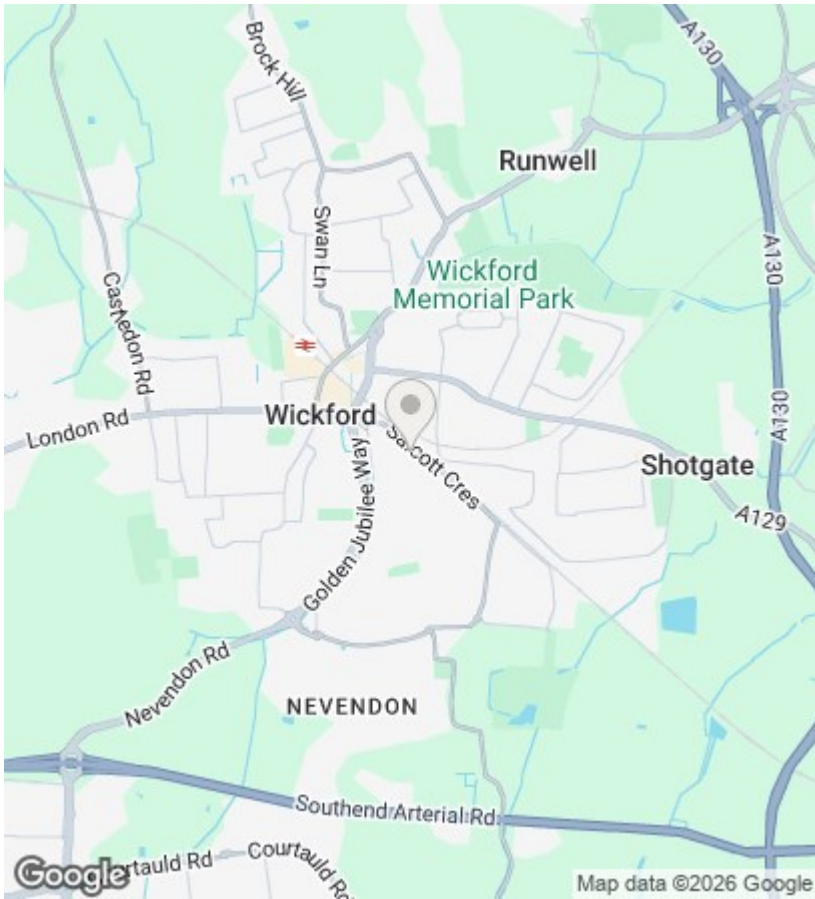


have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





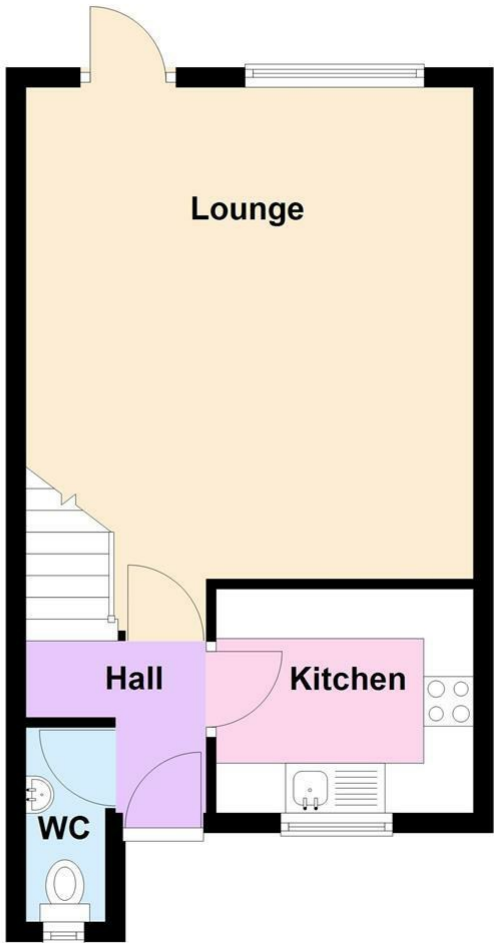




EPC Rating:  
C

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 69                                                                                                          | 76        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Ground Floor



First Floor

