



Mount Close, Wickford

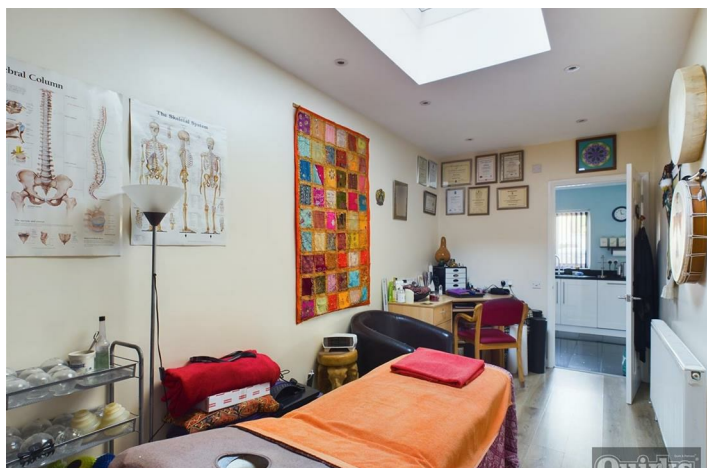
Offers Over £375,000

- EXTENDED THREE BEDROOM HOUSE
- POPULAR CUL DE SAC
- THREE FIRST FLOOR BEDROOMS
- UTILITY ROOM
- COUNCIL TAX - BASILDON - D
- OFF ROAD PARKING
- CLOSE TO SCHOOLS AND AMENITIES
- WESTERLEY REAR ASPECT
- COMBINATION BOILER INSTALLED
- EPC - C

A CLEVERLY EXTENDED HOME in WICKFORD that has created a LARGE KITCHEN, UTILITY ROOM and an additional WORK FROM HOME SPACE with SKYLIGHT FOR NATURAL LIGHT, the current owners of this home have decided after 32 years to retire and move to the country! The EXTENSION was created in 2015 and increases the ground floor size considerably. We would not hesitate in recommending this property, and would therefore urge interested applicants to contact QUIRKS for a viewing without hesitation.

3 1 2 C

Council Tax Band: D



Entrance Hall

Wood effect laminate floor covering, radiator, stairs to first floor, doors to accomodation

Kitchen

16'1 x 8'5

Extended providing a larger kitchen, two double glazed windows to front, QUARTZ tiled flooring, extensive range of units to both ground and eye level incorporating sink unit with mixer tap, solid QUARTZ working surfaces, integrated oven, hob and hood over, integrated dishwasher, recess for washing machine and further space for American style fridge/freezer, smooth ceiling with downlighters, vertical designer radiators

Lounge

17'10 x 14'9

Double glazed patio doors to garden with westerley aspect, feature fireplace with marble insert, wood effect laminate floor covering, further door to under stair cupboard, radiator

Study/Store Room

7'3 x 6'10

Could be used as a utility or store room, double glazed window and door to garden, wood effect laminate floor covering, smooth ceiling with inset spotlights, radiator

Salon Room/Studio

17 x 7'2

Double glazed skylight, wood effect laminate floor covering, door to Utility room, radiator

First Floor Landing

Access to loft, access to cupboard (used to house copper cylinder)

Bedroom One

14'8 x 9'3

Double glazed window to rear, wood effect laminate floorcovering, radiator

Bedroom Two

11'5 x 8'4

Double glazed window to flank, wood effect laminate floor covering, radiator

Bedroom Three

8'4 x 8'3

Double glazed window to front, range of fitted wardrobes, overbed unit with complimentary dressing table

Family Bathroom

Double glazed opaque window, suite comprises of pannelled bath with shower over, low flush wc, and pedestal wash hand basin, ceramic tiled walls and floor

Front Garden

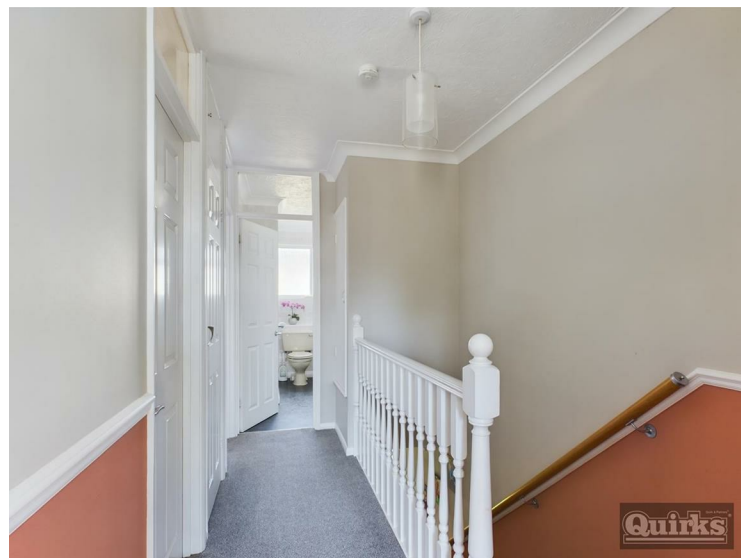
Brick retaining wall and driveway offering off street parking

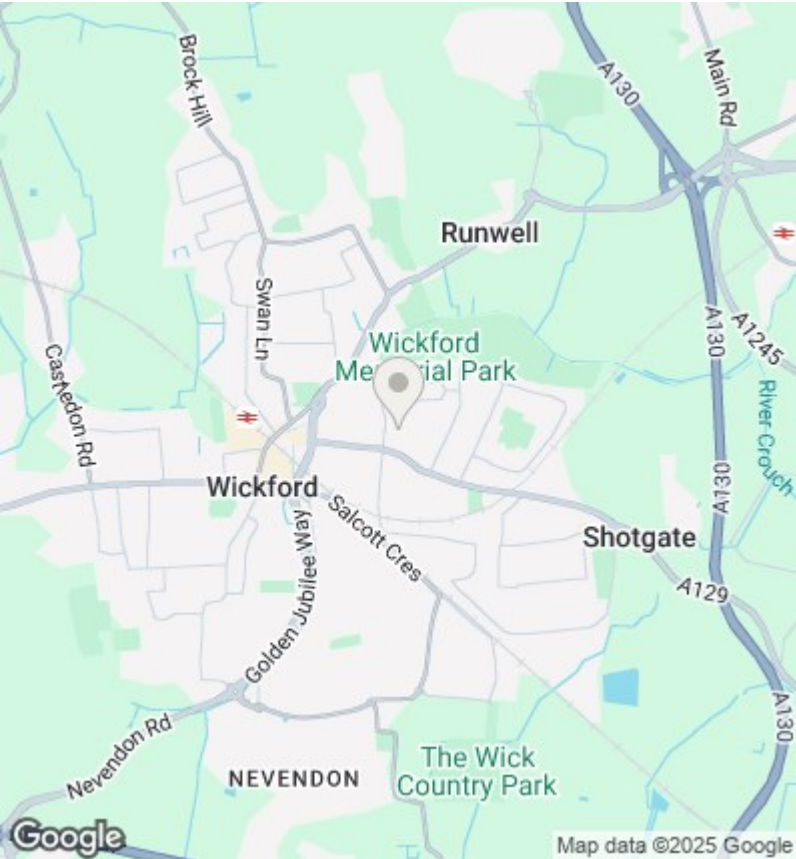
Rear Garden

Faces westerly, fenced to all boundaries, two sheds to remain, patio, light, outside tap

DISCLAIMER

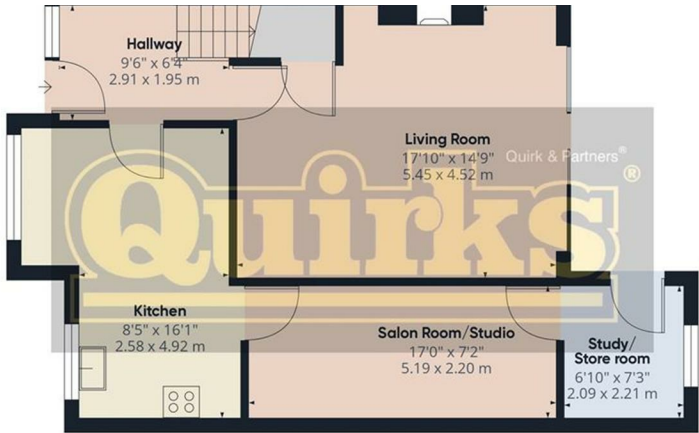
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor 0



Approximate total area¹⁹
1061.87 ft²
98.65 m²

(1) Excluding balconies and terraces

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