



Smollett Place, Wickford

£420,000

- Kitchen 10'6 x 8'8
- conservatory 13'10 x 11'6
- 3 First Floor Bedrooms
- Garden to Rear
- lounge 15'6 x 15'
- Study 15'8 x 7'6
- Cloakroom, En-suite & Bathroom
- Driveway to Side

3 BEDROOM PROPERTY. CLOAKROOM, EN-SUITE & BATHROOM. SOUTH/WEST REAR GARDEN. DRIVEWAY TO SIDE. Situated in a quiet cul-de-sac location on the popular Wick Meadows development close to local shops, park, schools and town centre is this 3 bedroom property benefitting from accommodation including lounge 15'6 x 15', kitchen 10'6 x 8'8, conservatory 13'10 x 11'6, study 15'8 x 7'6, ground floor cloakroom, 3 first floor bedrooms, en-suite and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, south/westerly garden to rear and driveway to side providing off street parking.



Council Tax Band: D



CANOPY PORCH

Double glazed door to:

ENTRANCE HALL

Radiator.

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and pedestal wash hand basin. Tiled splashback. Radiator. Laminate finish to floor.

KITCHEN

10'6 x 8'8

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. Breakfast bar. Tiled surround. Recess for washing machine and fridge freezer. Tiled surround.

LOUNGE

15'6 x 15'

Two Radiators. Laminate finish to floor. Under stairs cupboard. Glazed French doors and panelling to:

CONSERVATORY

13'10 x 11'6

Double glazed windows to sides and rear. Double glazed French doors to rear garden. Double glazed door to side.

STUDY/MAN CAVE

15'8 x 7'6

Double glazed windows to front and rear. Access to loft.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE

15'10 x 8'6

Double glazed windows to front and rear. Two radiators. Access to loft.

BEDROOM TWO

12'6 x 9'

Double glazed window to rear. Radiator. Built in double wardrobe cupboards.

EN-SUITE

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle. Radiator/rail. Tiled surround.

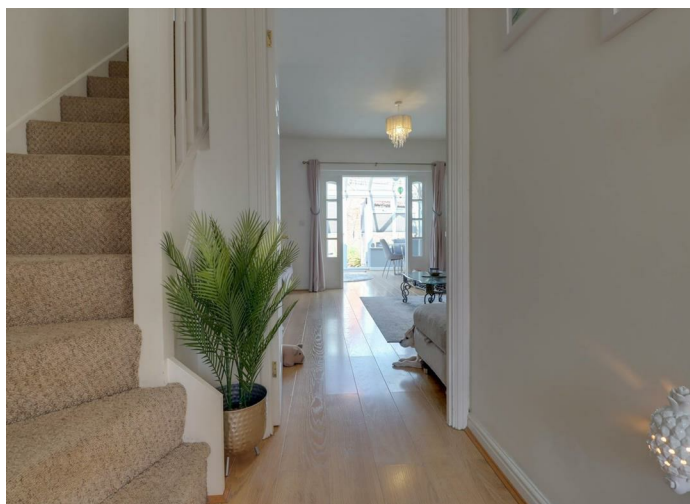
BEDROOM THREE

10'8 x 9'

Double glazed window to front. Radiator.

BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Tiled surround. Radiator. Extractor fan.



SOUTH/WEST REAR GARDEN

The property benefits from a secluded rear garden commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrubs. Fencing to side and rear boundaries. Outside tap. Shed.

DRIVEWAY

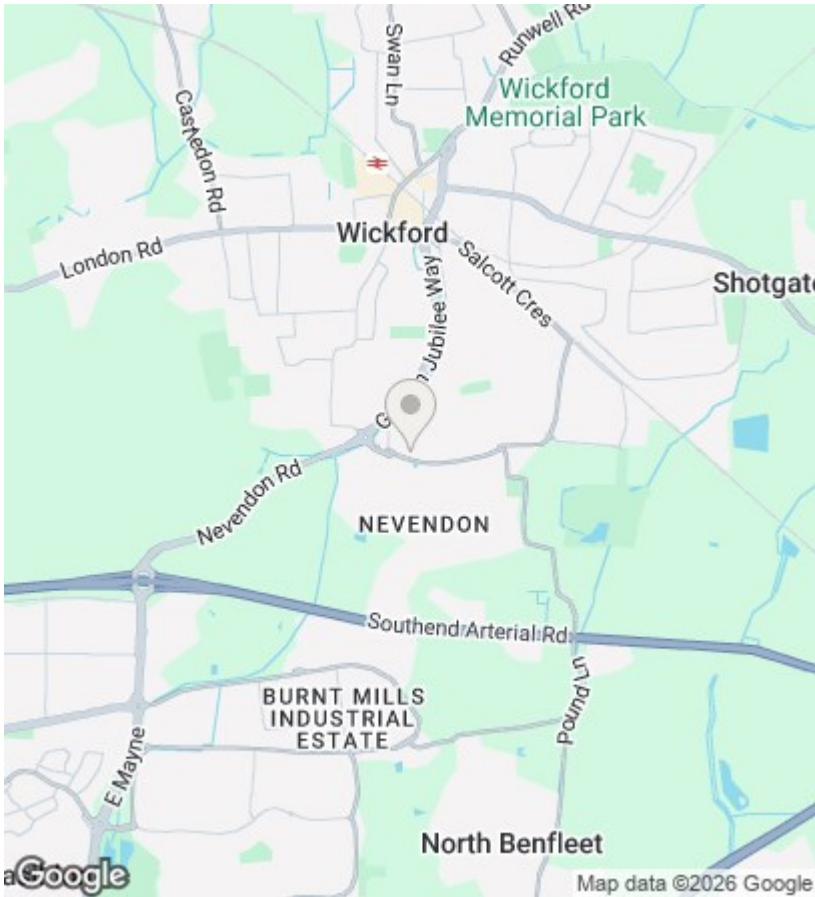
The property benefits from driveway to side providing off street parking.

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.



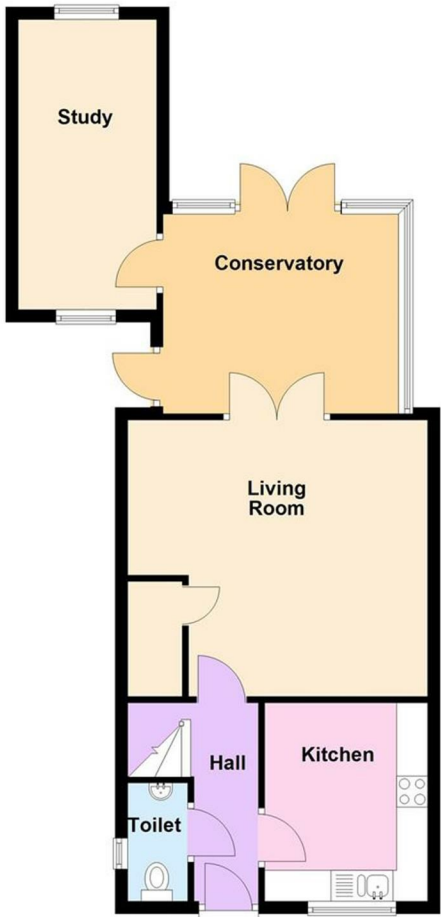




EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 	

Approx. 60.8 sq. metres (654.5 sq. feet)



First Floor
Approx. 51.0 sq. metres (549.1 sq. feet)

