



## Maple Lane, Wickford

£415,000

- No Onward Chain
- Lounge 14'5 x 12'
- 3 Bedrooms with Ensuite to Master
- Carport to Side
- Kitchen/Diner 12'2 x 12'
- Utility Area 6'2 x 3'3
- Pleasant Rear Garden with BBQ Area

NO ONWARD CHAIN. 3 BEDROOM SEMI-DETACHED. EN-SUITE, BATHROOM & CLOAKROOM. 50FT GARDEN TO REAR. CARPORT TO SIDE. NO ONWARD CHAIN. Situated in the Brock Hill area of Wickford set within easy access of local shops, farmland and town centre is this 3 bedroom semi-detached property benefitting from accommodation including lounge 14'5 x 12', kitchen 12'2 x 12', utility area, 3 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) 50ft garden to rear and carport to side providing off street parking. No Onward Chain. Please note that there is an annual communal service charge (more details to follow).



Council Tax Band:



Double glazed opaque door to:

#### ENTRANCE HALL

Laminate finish to floor. Radiator (untested). Alarm system (untested).

#### LOUNGE

14'5 x 12'

Double glazed window to front. laminate finish to floor. Radiator (untested). Flat plastered ceiling. Storage cupboard.

#### KITCHEN/DINER

12'2 x 12'

Double glazed window to side. Double glazed French doors to rear garden. 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 double oven, microwave, hob and extractor fan (all untested). Integrated fridge freezer and dishwasher. tiling to floor. Radiator (untested). Built in speakers to ceiling.

#### UTILITY AREA

6'2 x 3'3

Additional base and wall mounted units. Integrated washer/dryer (untested). Gas fired boiler (untested).

#### GROUND FLOOR

##### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator (untested). Tiling to walls.

##### FIRST FLOOR LANDING

Access to loft which we understand is part boarded with ladder.

##### BEDROOM ONE

9'9 x 9'7

Double glazed window to rear. Flat plastered ceiling. Radiator (untested). Mirror fronted wardrobe cupboards. Wall mounted air con unit (untested). Sliding door into ensuite:

##### ENSUITE

Double glazed opaque window to rear. Three piece suite comprising of low level WC, wash hand basin and shower cubicle. Tiling to floor and walls. Inset speakers to ceiling. Heated chrome towel rail (untested).

##### BEDROOM TWO

11'7 x 8'9

Double glazed window to front. Radiator (untested). Flat plastered ceiling.

##### BEDROOM THREE

11' 7" x 6' 7"

Double glazed window to front. Radiator (untested). Flat plastered ceiling. Storage cupboard.



## BATHROOM

Double glazed opaque window to side. Three piece suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiling to floor and part tiling to walls. Heated chrome towel rail (untested)

## REAR GARDEN

Approaching 50ft Commencing with paved patio to immediate rear with remainder laid to lawn. Raised decked area. Fencing to boundaries. Undercover BBQ area with power (untested). Access via gate to side. External tap and light (untested).

## CARPORT TO SIDE

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

## AGENTS NOTE

Please note that there is an annual communal service charge (more details to follow).

## DISCLAIMER

Please note that the photos used were pre-date current marketing.







## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

