



Mount Close, Wickford

Asking Price £375,000

- Lounge/Diner 24'2 x 10'8
- 3 First Floor Bedrooms
- Garden to Rear
- Independent Driveway
- Kitchen 11'8 x 8'1
- Refitted Shower Room
- Attached Garage
- Basildon Council Tax Band

3 BEDROOM SEMI-DETACHED. ATTACHED GARAGE & DRIVEWAY. 24'2 LOUNGE/DINER. 11'8 KITCHEN. GARDEN TO REAR. Situated on the Southend Road side of Wickford close to local schools, Memorial park, town centre and mainline station is this 3 bedroom semi-detached property benefitting from accommodation including lounge/diner 24'2 x 10'8, kitchen 11'8 x 8'1, 3 first floor bedrooms and refitted shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested), garden to rear, attached garage and independent driveway providing off street parking. EPC Rating D, Basildon Council band D



Council Tax Band: D



Double glazed opaque door and double glazed panelling to:

ENTRANCE HALL

Radiator (untested).
Under stairs cupboard.
Laminate finish to floor.

LOUNGE/DINER

24'2 x 10'8

Double glazed window to front. Double glazed patio doors to rear garden. Two radiators (untested). Laminate finish to floor. Mock fireplace. Media wall with cupboards either side.

KITCHEN

11'8 x 8'1

Double glazed window to rear. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboards with work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, hob and extractor fan above (all untested). Space for washing machine and fridge freezer.

FIRST FLOOR LANDING

Double glazed opaque window to side. Access to loft which we understand is majority boarded with ladder. Built in storage cupboard.

BEDROOM ONE

12'4 x 10'10

Double glazed window to

front. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

BEDROOM TWO

11' x 9'10

Double glazed window to rear. Radiator (untested).

BEDROOM THREE

9' x 6'10

Double glazed window to front. Radiator (untested). Coved ceiling.

REFITTED SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of enclosed low level WC, wash hand basin and shower cubicle. Extractor fan (untested). Radiator/rail (untested). Extensive tiled surround. Laminate finish to floor.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. External tap (untested).

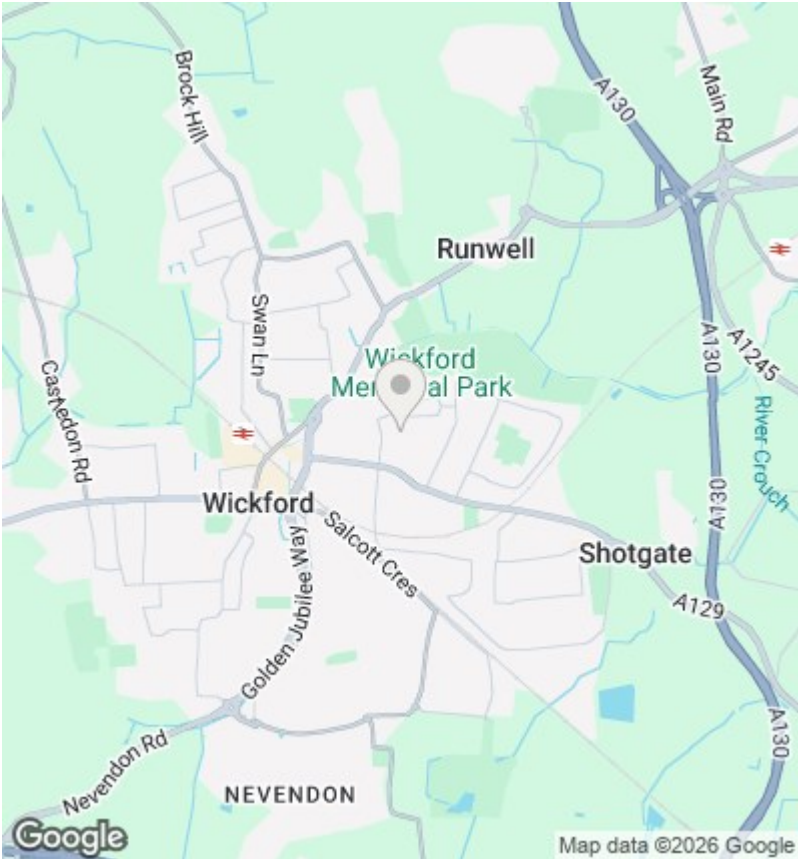
ATTACHED GARAGE

Up and over door to front. Power and light connected (untested).

INDEPENDENT DRIVEWAY

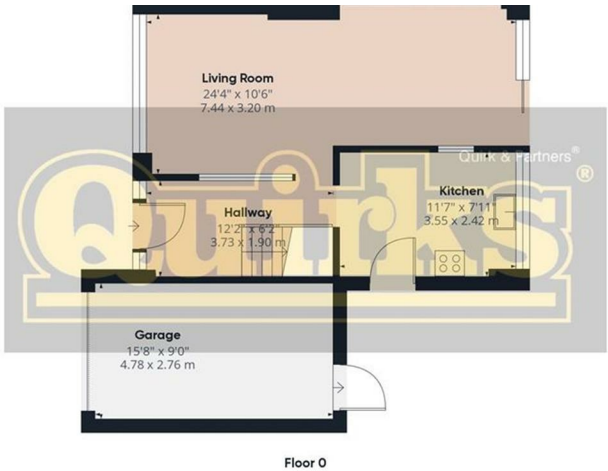
The property benefits from independent driveway providing off street parking.





EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approximate total area[®]
939.58 ft²
87.29 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.
Calculations are based on RICS IPMS 3C standard.
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