



## Chisholm Court, Wickford

£315,000

- Lounge 14'2 x 11'10
- Bedroom 1 15' x 10'10
- Bathroom
- 2 Allocated Parking Spaces
- Kitchen/Diner 15' x 8'2
- Bedroom 2 11'10 x 8'4
- 35ft Garden to Rear
- No Onward Chain

2 BEDROOM END TERRACED. 35FT GARDEN TO REAR. 2 ALLOCATED PARKING SPACES TO FRONT. NO ONWARD CHAIN. Situated on the Wick Meadows Development close to town centre and mainline station is this larger than average 2 bedroom end terraced property benefitting from accommodation including lounge 14'2 x 11'10, kitchen/diner 15' x 8'2, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) re-decorated throughout, 35ft garden to rear and 2 allocated parking spaces to front. The property is offered with no onward chain.



Council Tax Band: C



#### CANOPY PORCH

Double glazed door to:

#### ENTRANCE HALL

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

#### LOUNGE

14'2 x 11'10

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

#### KITCHEN/DINER

15' x 8'2

Double glazed window to rear. Double glazed door 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 oven, hob and extractor fan (all untested). Space for fridge freezer and washing machine. Pull out spice rack. Cupboard housing gas boiler (untested). Radiator (untested).

#### FIRST FLOOR LANDING

Double glazed window to side. Access to loft which we understand is part boarded with ladder.

#### BEDROOM ONE

15' x 10'10

Two double glazed windows to front. Radiator (untested). Airing cupboard housing lagged cylinder and shower pump.

#### BEDROOM TWO

11'10 x 8'4

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

#### BATHROOM

6'4 x 5'6

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiled surround. Radiator (untested). Laminate finish to floor.

#### REAR GARDEN

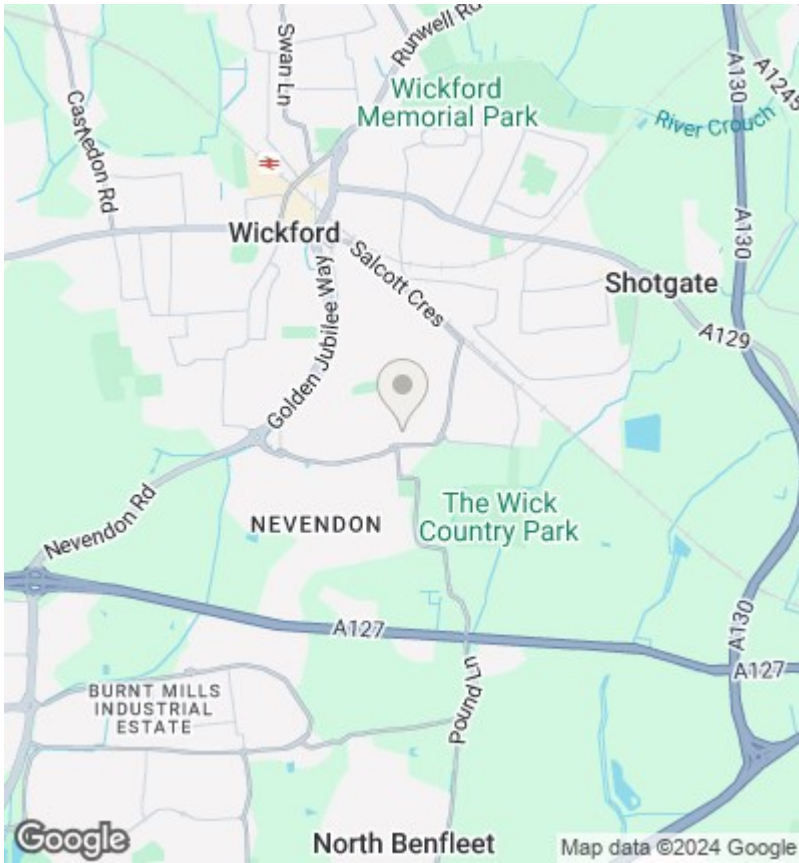
approaching 35ft

Commencing with block paved patio to immediate rear with retaining brick wall with the remainder laid to lawn and slate. Access via path and gate to side. Shed. Outside tap, light and socket (untested).

#### ALLOCATED PARKING

The property benefits from 2 allocated parking spaces to front.

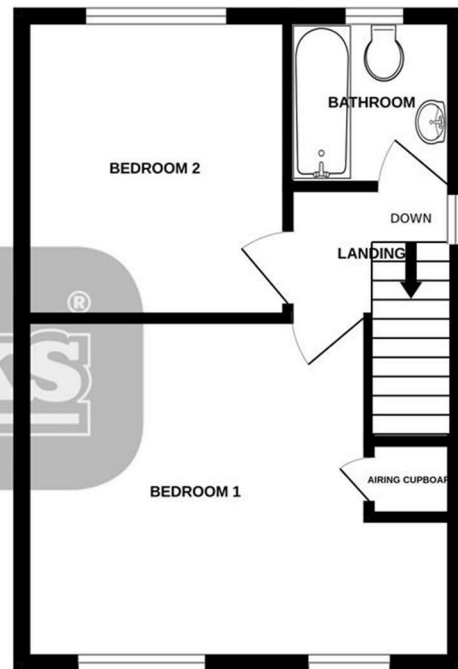
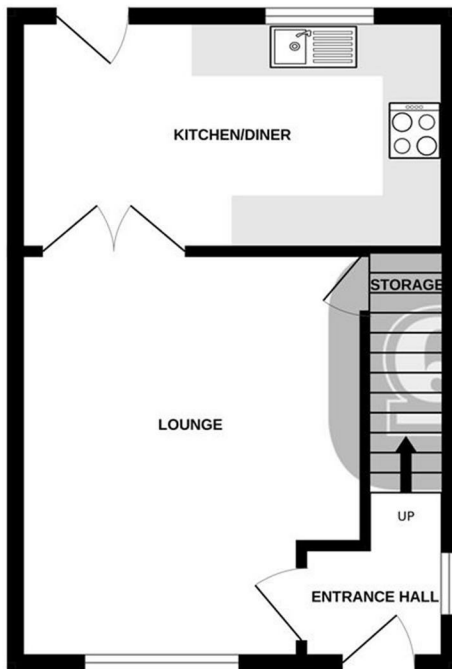




EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.