



Campbell Close, Wickford

Offers Over £350,000

- Lounge 14'1 x 13'4
- Bedroom 1 13'5 x 11'
- En-suite & Bathroom
- Carport to Side
- Kitchen/Diner 13'4 x 8'2
- Bedroom 2 9'7 x 7'2
- Garden to Rear

2 BEDROOM LINK-DETACHED. CARPORT TO SIDE. 14'1 LOUNGE. 13'4 KITCHEN/BREAKFAST ROOM. EN-SUITE & BATHROOM. GARDEN TO REAR. Situated in a pleasant cul-de-sac location on the popular Wick Meadows development set within easy access of town centre and mainline station is this superb 2 bedroom link-detached property The property comprises of accommodation including lounge 14'11 x 13'4, kitchen/diner 13'4 x 8'2, bedroom 1 13'5 x 11', en-suite shower room, bedroom 2 9'7' x 7'2 and bathroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) alarm system (untested), end plot providing wider than average rear garden and carport to side. Basildon Council Tax Band C. EPC Rating C.



Council Tax Band: C



ENTRANCE PORCH

Double glazed window to side. Part glazed door to:

LOUNGE

14'11 x 13'4

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

KITCHEN/DINER

13'4 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. Space for dishwasher. Integrated fridge freezer (untested). Built in oven, grill, hob and extractor fan above (all untested). Wood finish to floor. Tiled surround. Storage cupboard with space for washing machine. Radiator (untested).

FIRST FLOOR LANDING

Access to loft. Airing cupboard.

BEDROOM ONE

13'5 x 11'

Two double glazed windows to front. Radiator (untested). Door to:

EN-SUITE

Double glazed Velux style window to front. Suite

comprising of low level WC, vanity wash hand basin and shower cubicle. Heated towel rail (untested). Extensive tiling to walls and floor.

BEDROOM TWO

9'7 x 7'2

Double glazed window to rear. Radiator (untested). Built in wardrobe cupboards. Built in wardrobe cupboard.

BATHROOM

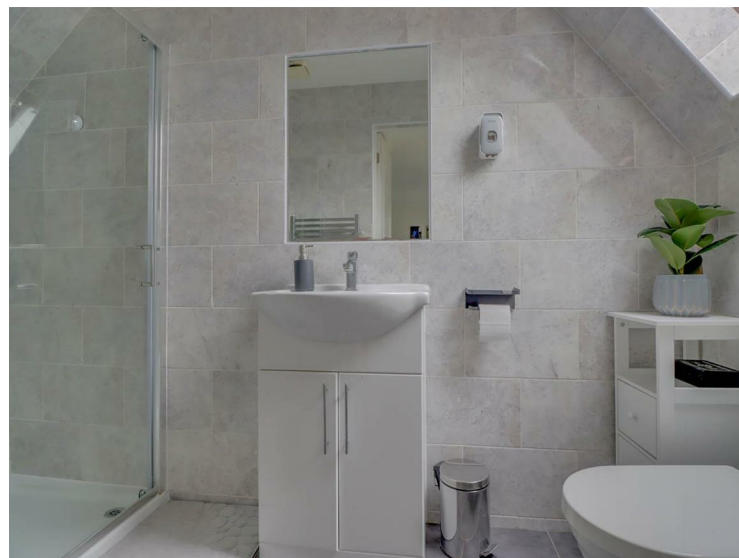
Double glazed opaque window to rear. Suite comprising of WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiling to walls and floor. Heated towel rail (untested).

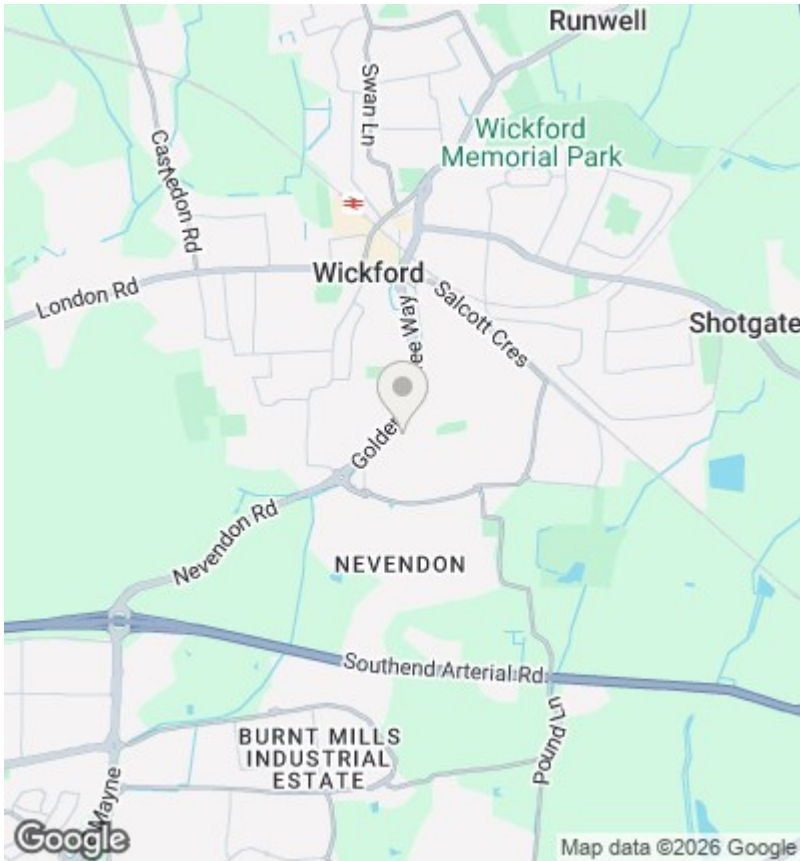
REAR GARDEN

The property benefits from a wider than average rear garden with paved patio to immediate rear with remainder laid to lawn. Fencing to boundaries. External tap (untested).

CARPORT

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





EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		85
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

