



Rose Close, Wickford

£320,000

- 2 Bedrooms
- Lounge/Diner 15'4 x 12'
- Shower Room
- Westerley Garden
- No Onward Chain
- Kitchen 9'10 x 6'
- Entrance Hall & Cloakroom
- Boarded Loft with Ladder
- Attached Garage

2 BED SEMI-DETACHED HOUSE IN PLEASANT CUL-DE-SAC LOCATION. ENTRANCE HALL & CLOAKROOM, LOUNGE/DINER 15'4x 12', KITCHEN 9'10 x 6', 2 BEDROOMS AND SHOWER ROOM. GARAGE AND WESTERLY GARDEN. NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location on the popular Wick Meadows is this 2 bedroom semi-detached house benefitting from Westerly garden and attached garage to side. The property comprises of Entrance Hall, 9'10 Kitchen and 15'5 Lounge/Diner with ground floor Cloakroom and first floor Shower room. The property benefits from double glazed windows, gas radiator heating (untested) and is offered with NO ONWARD CHAIN. EPC Rating C. Basildon Council Band D.



Council Tax Band: D



ENTRANCE HALL

Double radiator. Coving to ceiling. Door to front.

CLOAKROOM

Double glazed window to front. Low level W.C. and wash basin. Radiator/rail. Tiled surround.

KITCHEN

9'10 x 6'
Double glazed window to front. Radiator. Tiled surround. Range of base and wall units. Space for fridge/freezer and washing machine. Built-in oven, hob and extractor fan. Cupboard housing gas boiler (unchecked).

LOUNGE/DINER

15'4 x 12'
Double glazed window and door to rear garden. Radiator. Under stairs cupboard.

FIRST FLOOR LANDING

Coving to ceiling and airing cupboard.

BEDROOM 1

10' x 9'10 (+ w/robes)
Double glazed window to front. Radiator. Built-in double wardrobes and additional cupboard.

BEDROOM 2

9'6 x 8'8 (+w/robes)
Double glazed window to rear. Radiator. Fitted wardrobes.

SHOWER ROOM

6'6 x 5'10
Double glazed window to

side. Suite comprising low level W.C., wash hand basin and shower cubicle. Tiled surround with radiator/rail. Shaver point and extractor (all untested).

WESTERLY REAR GARDEN

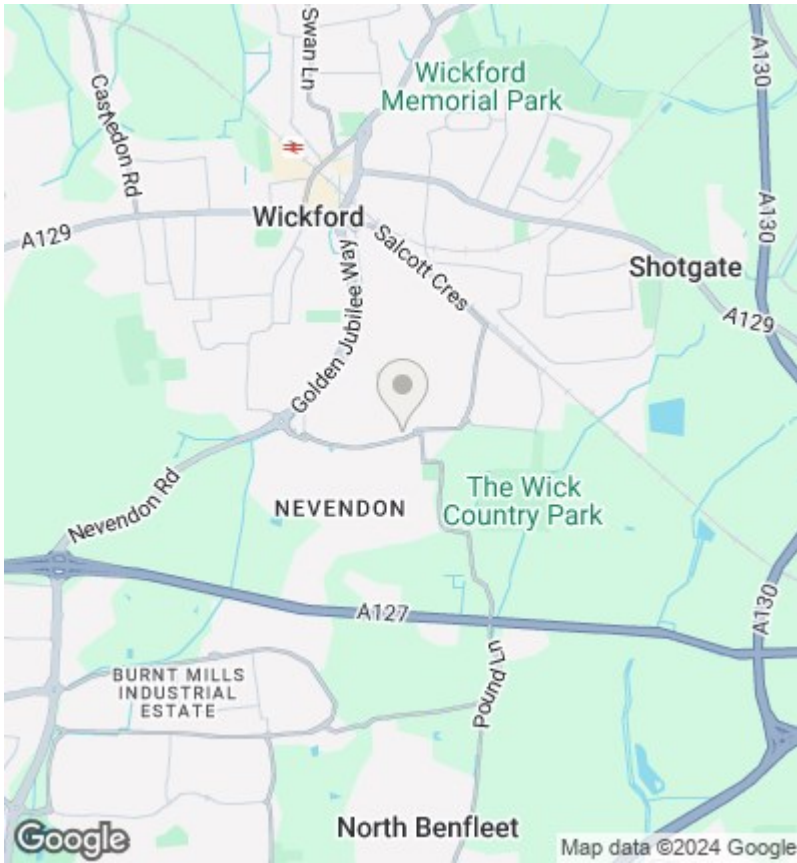
Commencing with patio, remainder lawned with fencing to boundaries, 2 sheds and courtesy door to:

GARAGE WITH OWN DRIVE

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

NO ONWARD CHAIN



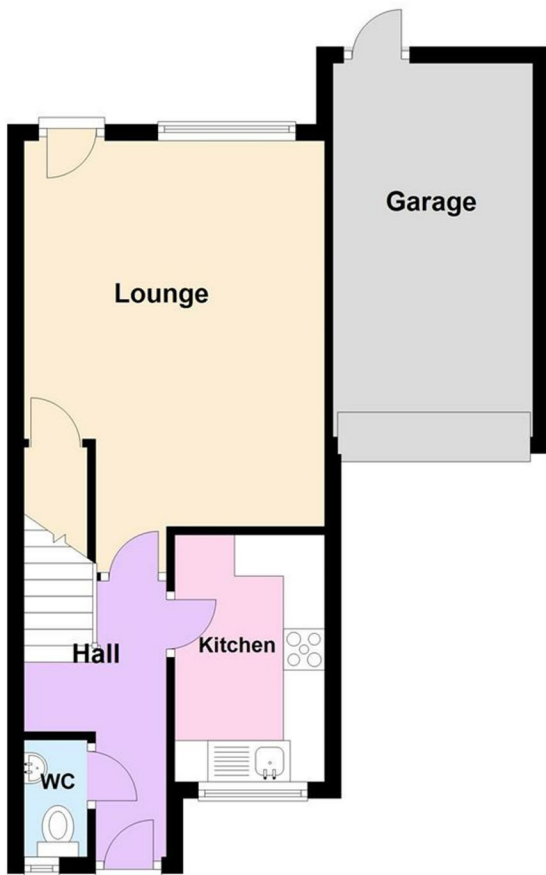


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 41.3 sq. metres (444.8 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.3 sq. feet)

