



St. Catherines Close, Wickford

£256,000

- Lounge/Diner 17'2 x 12'2
- Bedroom 1 15'5 x 8'10
- Bathroom
- Driveway to Front
- Service Charge £450 per annum Approx 89 years to run on lease
- Kitchen 10'4 x 9'
- Bedroom 2 15'5 x 9'
- Own 80ft Rear Garden
- No Onward Chain
- Ground Rent £10 per annum

2 BEDROOM FIRST FLOOR FLAT WITH OWN REAR GARDEN APPROACHING 80FT. DRIVEWAY TO FRONT. 17'2 LOUNGE/DINER 10'4 KITCHEN. NO ONWARD CHAIN. Situated in a cul-de-sac location on the Southend Road side of Wickford close to local shops and park and set within easy access of town centre and station is this spacious 2 bedroom first floor maisonette benefiting from own garden to rear. The property provides accommodation including lounge/diner 17'2 x 12'2, kitchen 10'4 x 9', 2 bedrooms and bathroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) and own garden to rear approaching 80ft and driveway to front providing off street parking. The property is offered with no onward chain.



Council Tax Band: B



Double glazed door to:

ENTRANCE HALL

Coat and shoe store.
Stairs leading to:

LANDING

Access to loft which we understand is part boarded with ladder.
Radiator (untested).

BEDROOM

15'5 x 8'10

Double glazed windows to front and side. Radiator (untested). Built in storage cupboard.

BEDROOM

15'5 x 9'

Double glazed windows to side and rear. Radiator (untested). Built in storage cupboard.

LOUNGE/DINER

17'2 x 12'2

Two double glazed windows to front. Radiator (untested). Fireplace with inset electric fire (untested).

KITCHEN

10'4 x 9'

Double glazed window to rear. 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 cooker with extractor fan above (untested). Space for fridge freezer and washing machine. Storage cupboard. Radiator (untested). Updated boiler (untested).

BATHROOM

6'6 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).

OWN REAR GARDEN

approaching 80ft
Laid to lawn. Fencing to side and rear boundaries. Brick storage shed.

DRIVEWAY TO FRONT

The property benefits from tarmac driveway to front providing off street parking.





EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	