



## Uxbridge Close, Wickford

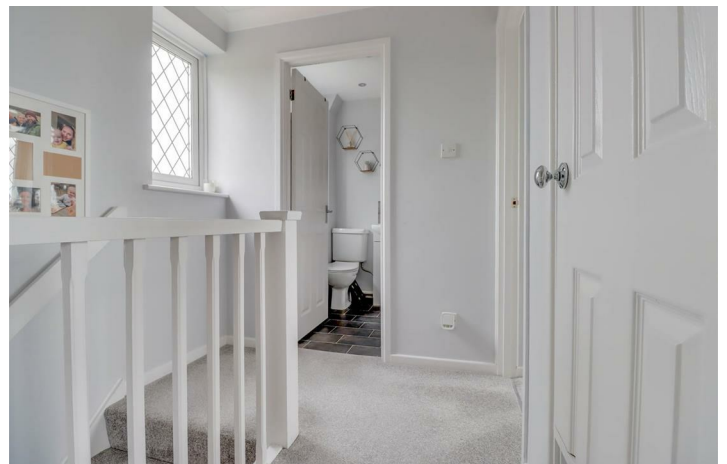
£310,000

- Living Room 14' x 12'10
- Bedroom 1 12'10 x 10'4
- Bathroom
- Driveway to Front
- Kitchen 13'6 x 8'2
- Bedroom 2 9'6 x 6'
- Garden to Rear
- Shotgate Area of Wickford

2 BEDROOM SEMI-DETACHED. GARDEN TO REAR. DRIVWAY TO FRONT. 14' LIVING ROOM. 13'6 KITCHEN. Situated in the popular Shotgate area of Wickford close to local park and within easy access of both Wickford town centre with mainline railway station, A127 and A13 is this 2 bedroom semi-detached property benefitting from accommodation including living room 14' x 12'10, kitchen 13'6 x 8'2, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and driveway to front providing off street parking.



Council Tax Band: C



#### RECESS PORCH

Outside cupboard. Double glazed opaque door to:

#### ENTRANCE HALL

Radiator (untested).

#### LIVING ROOM

14' x 12'10

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

#### KITCHEN

13'6 x 8'2

Double glazed window to front. Double glazed French doors 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 above (all untested). Space for washing machine and fridge freezer.

#### FIRST FLOOR LANDING

Double glazed window to front. Coved ceiling. Access to loft. Storage cupboard.

#### BEDROOM ONE

12'10 x 10'4

Double glazed windows to front and rear. Radiator (untested). Coved ceiling. Mirror fronted wardrobe cupboards.

#### BEDROOM TWO

9'6 x 6'

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

#### BATHROOM

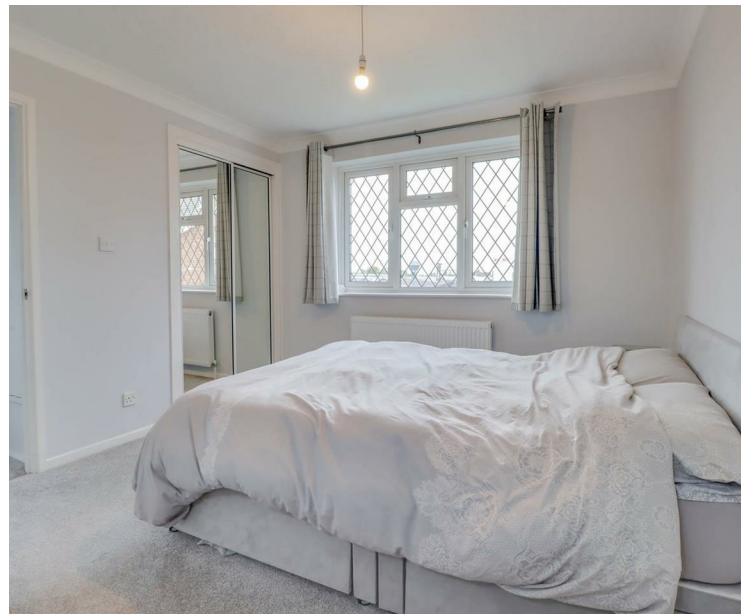
Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Tiled surround. Radiator (untested). Downlighters to ceiling. Shaver point (untested).

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Outside tap (untested). Access via path and gate to side.

#### DRIVEWAY TO FRONT

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





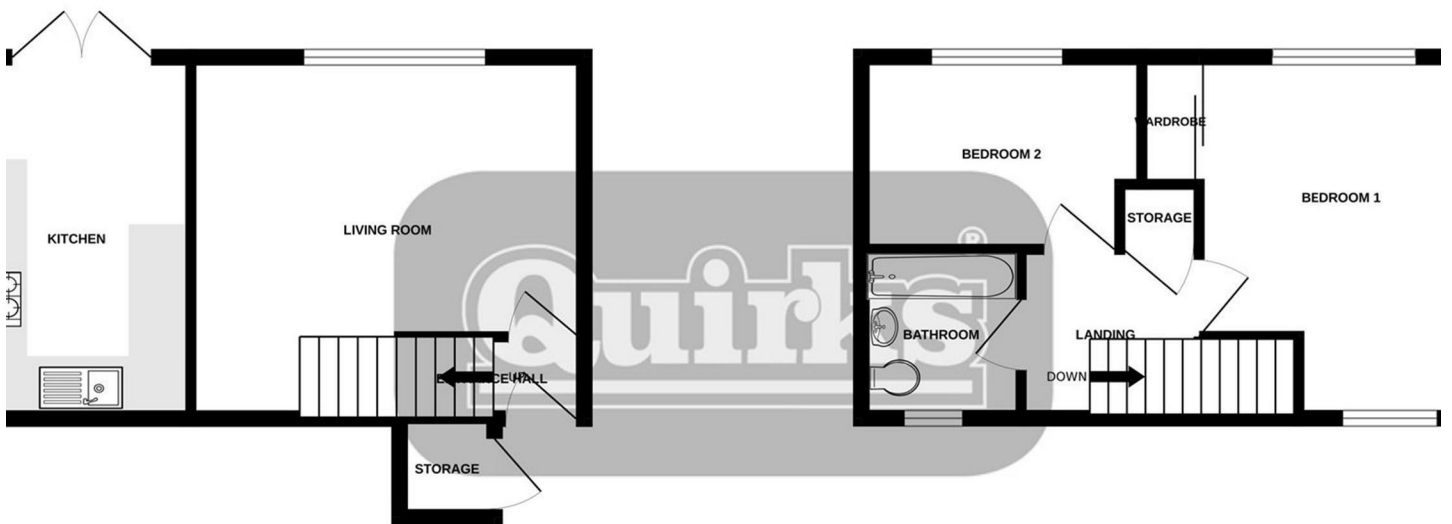
EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>59</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017  
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