



Ulting Way, Wickford

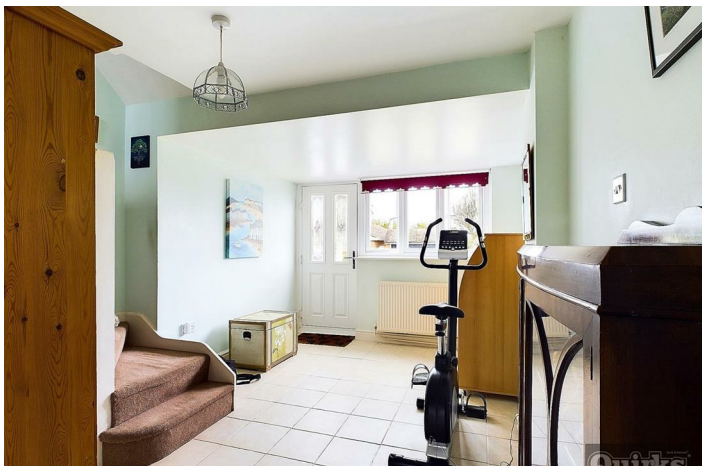
£380,000

- THREE BEDROOMS
- BACKS ON TO BEAUCHAMPS SCHOOL FIELD
- SEPARATE DINING ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX - D - BASILDON
- EXTENDED
- OFF ROAD PARKING
- DOUBLE GLAZED
- MODERN KITCHEN AND BATHROOM
- EPC - TBC

A THREE BEDROOM family home located in a popular cul de sac in WICKFORD close to BEAUCHAMPS SCHOOL having been lived in by the same family for 40 YEARS has come to market with OFF ROAD PARKING, SOUTHERLY FACING GARDEN and having a modern KITCHEN and BATHROOM. The property has been maintained to a high standard and therefore we would urge interested applicants to view internally to avoid disappointment



Council Tax Band: D



Entrance Hall

Part double glazed street door to Hall, tiled floor, radiator, base of stairs to first floor, door to lounge

Kitchen

Double glazed window alongside double glazed door to rear garden, herringbone style wood effect floor covering, modern units to ground and eye level incorporating complimentary work surfaces with inset sink, drainer and mixer tap, tiled splash backs, space cooker, washing machine and dishwasher, radiator

Lounge

Double glazed window to rear overlooking garden, access to under stair storage cupboard, radiator

Dining Room

Double glazed window to front, radiator, wood effect laminate floor covering

Landing

Access to loft and doors to accommodation

Bathroom

Double glazed window to front, suite in white comprising panelled bath with shower over, pedestal wash hand basin, tiled walls

Separate WC

Double glazed window to front, low flush WC, part tiled walls

Bedroom One

Double glazed window to front, radiator

Bedroom Two

Double glazed window, radiator

Bedroom Three

Double glazed window, radiator

Rear Garden

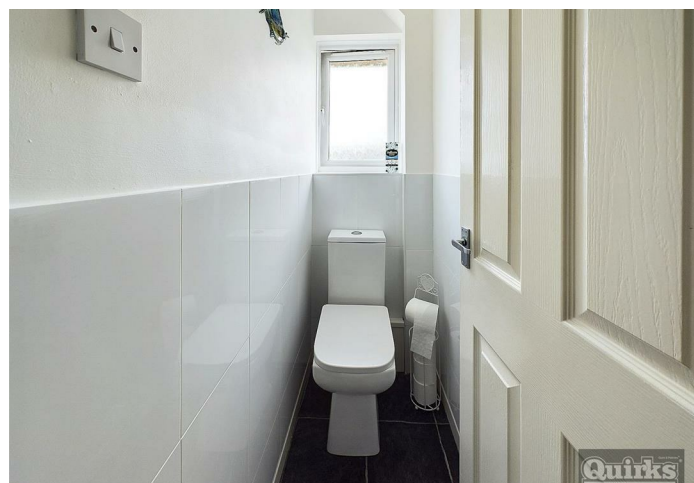
patio area, lawn, shed, fenced to all boundaries, rear pedestrian footpath to rear

Front Garden

Decorative flower beds, path to front door and remainder laid to hard standing providing off road parking

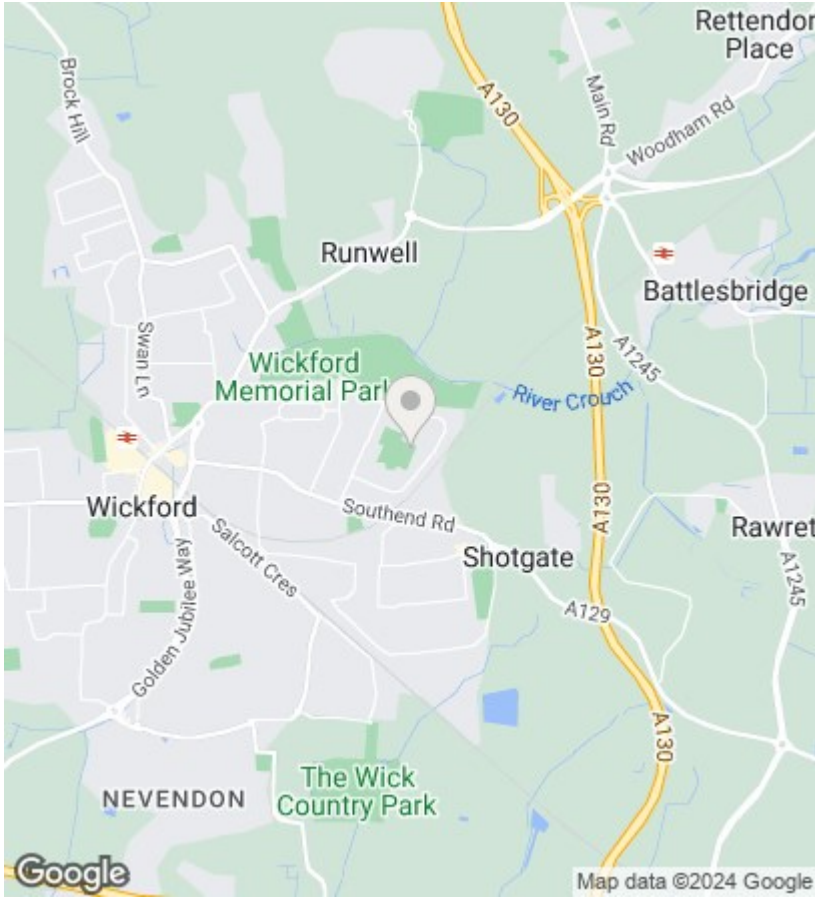
DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make their own enquiries about the functionality.







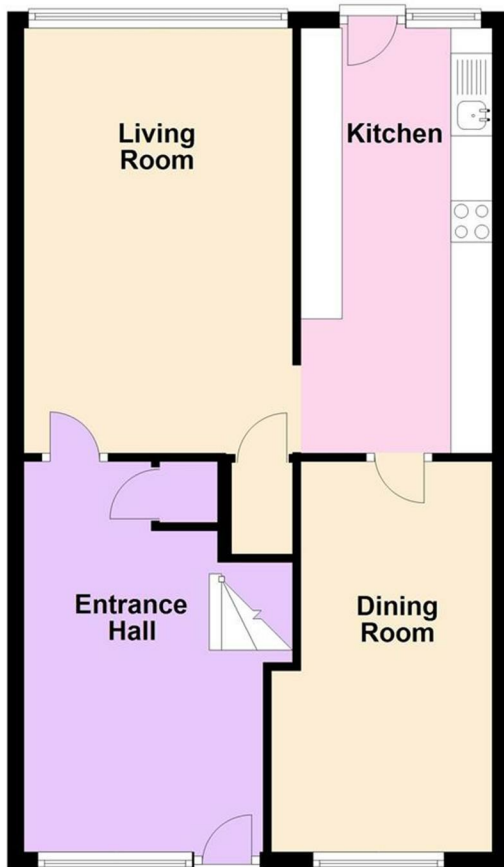


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 63.2 sq. metres (679.8 sq. feet)



Approx. 44.7 sq. metres (481.2 sq. feet)

