



Sinclair Walk, Wickford

£320,000

- No Onward Chain
- Lounge/diner 15'10 x 12'6
- Bedroom One 12'6 x 9'10
- Bathroom
- Garage
- 2 Bedroom Mid Terraced Home
- Kitchen 10'2 x 6'2
- Bedroom Two 12'7 x 8'10
- Pleasant Garden
- Off Street Parking

NO ONWARD CHAIN. 2 DOUBLE BEDROOMS. BATHROOM & CLOAKROOM. GARAGE & PARKING.

Situated in a cul-de-sac location on the popular Wick Meadows development close to local shops, park and schools is this 2 bedroom terraced house providing accommodation including kitchen 10'2 x 6'2, lounge/diner 15'10 x 12'6, cloakroom, 2 double bedrooms and bathroom. The property's specification includes double glazed windows, gas fired radiator heating and enjoys a pleasant rear garden, garage with parking in front and the additional benefit of no onward chain. Basildon Council Tax Band C. EPC Rating TBC.



Council Tax Band: C



Double glazed door into:

ENTRANCE HALL

10'3 x 3'

Stairs to first floor.

Radiator. Doors to:

CLOAKROOM

Opaque double glazed window to front. Low level flush WC. Wash hand basin. Radiator.

KITCHEN

10'2 x 6'2

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with work surface extending to incorporate inset sink unit. Built in oven, oven and electric hob with extractor fan above. Space for washing machine and fridge freezer. Tiling to splashbacks.

LOUNGE/DINER

15'10 x 12'6

Double glazed sliding patio door to garden with further double glazed window. Storage cupboard. Laminate flooring. Radiator.

LANDING

Airing cupboard. Access to loft via hatch. Doors to:

BEDROOM ONE

12'6 x 9'10

Double glazed window to rear aspect. Radiator. Built in wardrobes.

BEDROOM TWO

12'7 x 8'10

Two double glazed windows to front.

Radiator.

BATHROOM

Three piece suite comprising of low level WC, wash hand basin, panel enclosed bath unit with shower over.

Radiator. Extractor fan. Tiling to walls.

REAR GARDEN

Commences with patio seating area with remainder being laid to lawn. Fencing to boundaries. Shed.

GARAGE

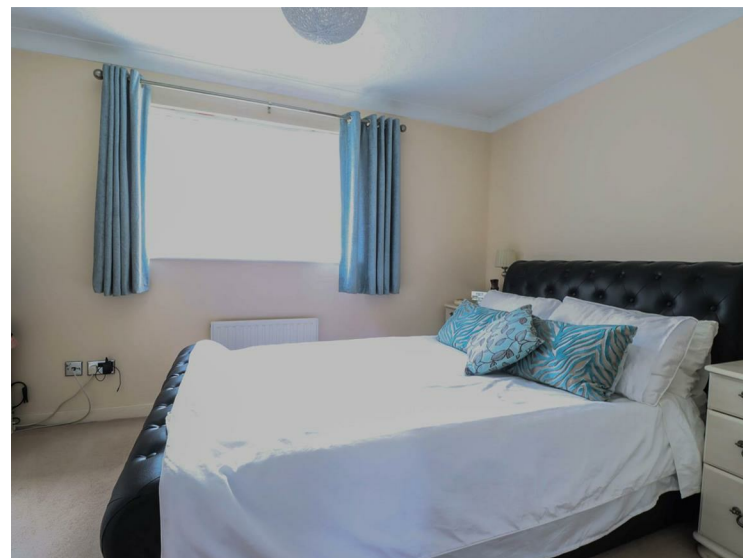
Up and over door to front. Power and light connected.

OFF STREET PARKING

Tandem parking available in front of the garage.

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:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(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	

