



Horkesley Way, Wickford

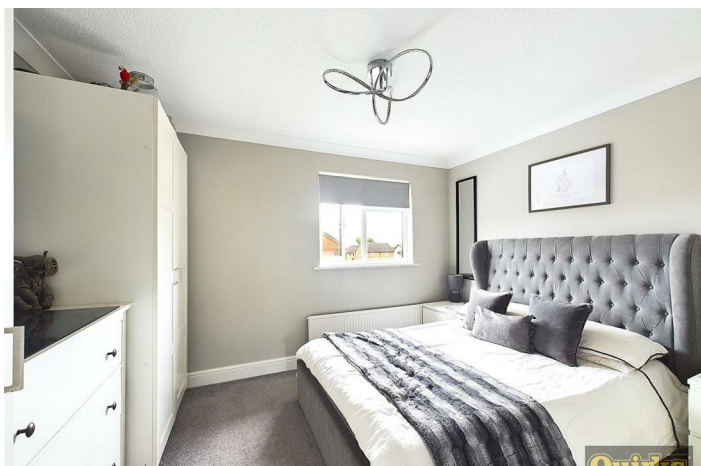
£325,000

- TWO BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- COUNCIL TAX BASILDON BAND C
- MODERN LUXURY FITTED KITCHEN
- MODERN BATHROOM SUITE
- DOUBLE GLAZED
- SOUTHERLY FACING REAR GARDEN
- EPC - D

An exceptionally well maintained TWO BEDROOM house located on the ever popular WICK MEADOWS ESTATE with OFF ROAD PARKING and a lovely SOUTH/EASTERLY facing garden. This home has a lovely modern refitted HIGH SPEC KITCHEN and MODERN BATHROOM and is ready to move into having been looked after by the current owners to the highest standard and are only moving to a larger home in the same area as they have outgrown this one! Viewing is HIGHLY RECOMMENDED

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Council Tax Band: C



Entrance Hall

part double glazed street door to Hall, Stairs to first floor, access to under stair storage, doors to kitchen and lounge, radiator, wood effect laminate floor covering

Kitchen

10'9 x 5'8

Double glazed window to front, modern HIGH SPEC kitchen units to both ground and eye levels, incorporating roll edged working surfaces, integrated HOB, OVEN, HOOD, MICROWAVE, and DISHWASHER, kick board lighting and LED under unit lights, wood effect laminate floor covering, recess for FRIDGE/FREEZER

Lounge

13'8 x 11'8

double glazed French type doors to SOUTH EASTERLY FACING GARDEN, wood effect laminate floorcovering, decorative ELECTIC FIRE inset to surround, radiator

Landing

Doors to accommodation, access to loft which is mostly boarded and has a ladder, radiator

Bedroom One

11'8 x 9'4

Double glazed window to rear overlooking garden, radiator

Bedroom Two

9'1 x 8'6

Two double glazed windows to front, radiator, fitted wardrobe, door to airing cupboard

Bathroom

Modern THREE piece suite in WHITE comprising pannelled BATH with GLAZED SCREEN and electric shower over, low flush wc, wash hand basin inset to vanity unit, heated towel rail, extractor

Rear Garden

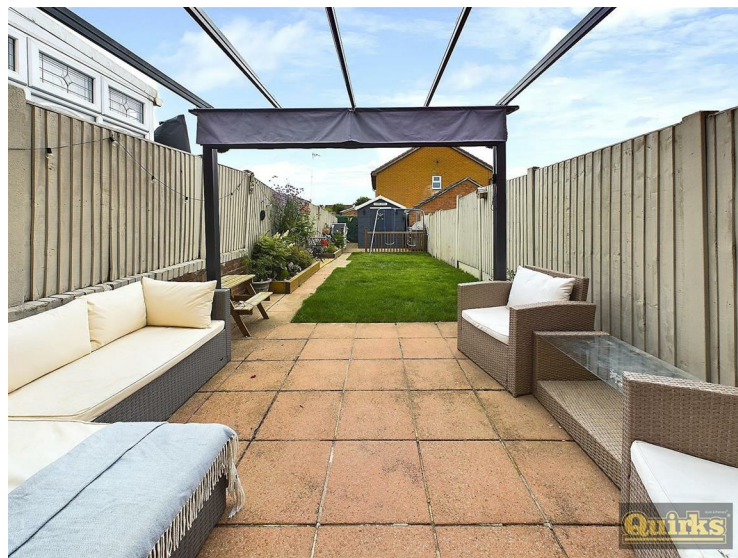
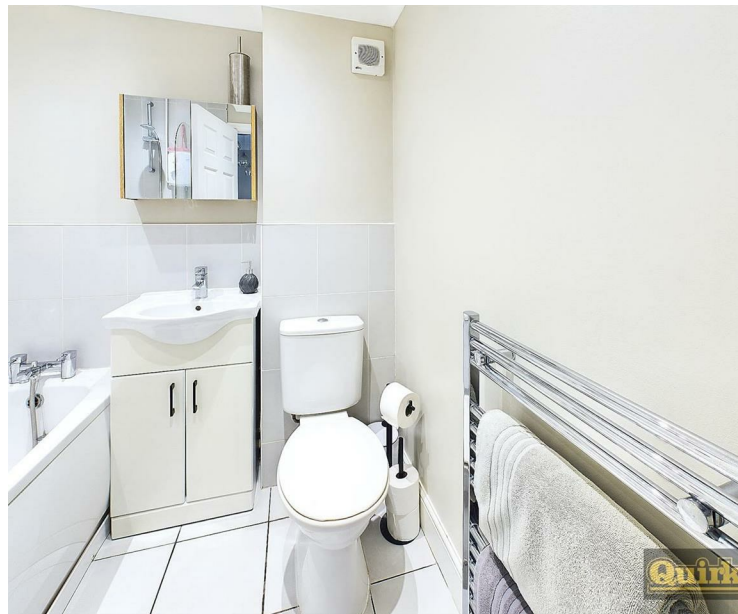
Commences with paved patio , remainder laid mostly to lawn with mature flower and shrub borders and beds, decked area, SHED with power and light, rear pedestrian access to OUTBUILDING and OFF ROAD PARKING, fenced to all boundaries, outside tap and lighting

Front Garden

Lawn and path to front door

Driveway and Outbuilding

Driveway allowing off road parking, brick built storage unit suitable for MOTORCYCLE/BICYCLE or other storage with bike anchor

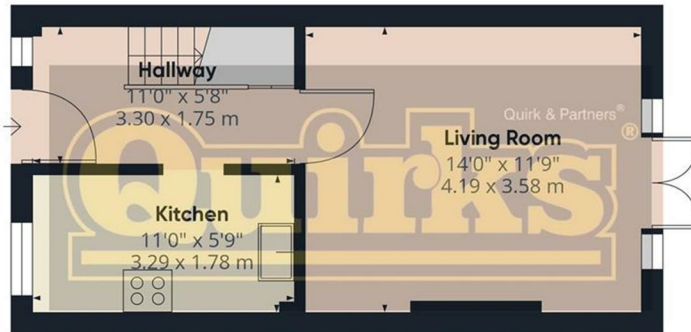




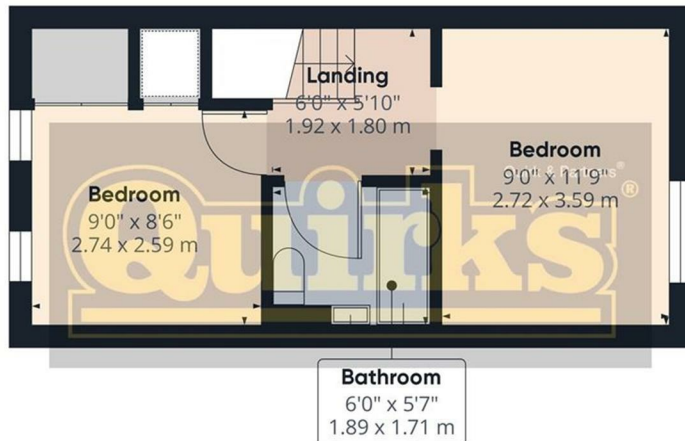
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Approximate total area¹
543.25 ft²
50.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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