

## Brodie Walk, Wickford

£395,000

- Lounge 14'2 x 11'6
- 3 first Floor Bedrooms
- Easy Maintenance Garden to Rear
- Independent Driveway
- Kitchen/Diner 17'4 x 9'8
- Family Bathroom
- Detached Garage
- No Onward Chain



3 BEDROOM SEMI-DETACHED WITH DETACHED GARAGE & DRIVEWAY. 14'2 LOUNGE. 17'4 KITCHEN/DINER. NO ONWARD CHAIN. Situated in a pleasant and quiet cul-de-sac location within walking distance of local shops, park, schools and medical centre is this 3 bedroom semi-detached property benefitting from accommodation including lounge 14'2 x 11'6, kitchen/diner 17'4 x 9'8, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) easy maintenance garden to rear, detached garage and independent driveway providing off street parking. No onward chain. EPC Rating C. Basildon council tax band D.



Council Tax Band: D



### CANOPY PORCH

Opaque door to:

### ENTRANCE HALL

Double glazed window to side. Radiator (untested). Covered ceiling. Cloaks storage cupboard. Alarm system (not serviced but operational).

### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Tiled surround. Covered ceiling.

### LOUNGE

14'2 x 11'6

Double glazed window to front. Curtains possibly to remain. Radiator (untested). Under stairs cupboard. Covered ceiling with ceiling lights.

### KITCHEN/DINER

17'4 x 9'8

Double glazed window and double glazed patio 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. Breakfast bar. Glazed display cupboards. Appliances possibly to remain dishwasher, washing machine and fridge freezer (all untested). Cupboard housing updated gas fired boiler (untested). Recess for fridge freezer, washing machine and dishwasher. Built in oven, hob and extractor fan above (all untested).

### FIRST FLOOR LANDING

Airing cupboard housing cylinder. Access to loft.

### BEDROOM ONE

11' x 9'5

Double glazed window to rear.

Radiator (untested). Covered ceiling. Built in cupboard.

### BEDROOM TWO

12'2 x 8'8

Double glazed window to front. Curtains and rail possibly to remain. Radiator (untested). Covered ceiling.

### BEDROOM THREE

8'4 x 7'

Double glazed window to front. Curtains and curtain rail possibly to remain. Radiator (untested). Covered ceiling.

### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiled surround. Radiator (untested). Covered ceiling. Extractor fan (untested). Light pelmet.

### REAR GARDEN

The property benefits from easy maintenance garden to rear with paved patio. External tap and light (untested). Gate to side. Shed. Fencing to side and rear boundaries.

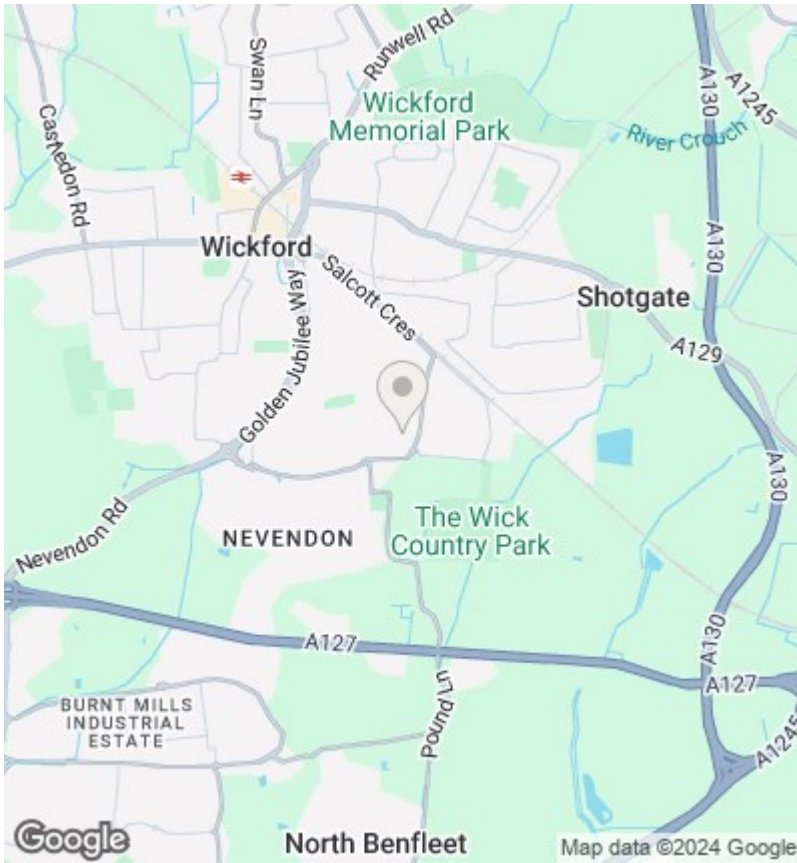
### DETACHED GARAGE

17' x 8'11

Up and over door to front. Storage space in eaves. Power and light connected (untested). Independent driveway providing off street parking.







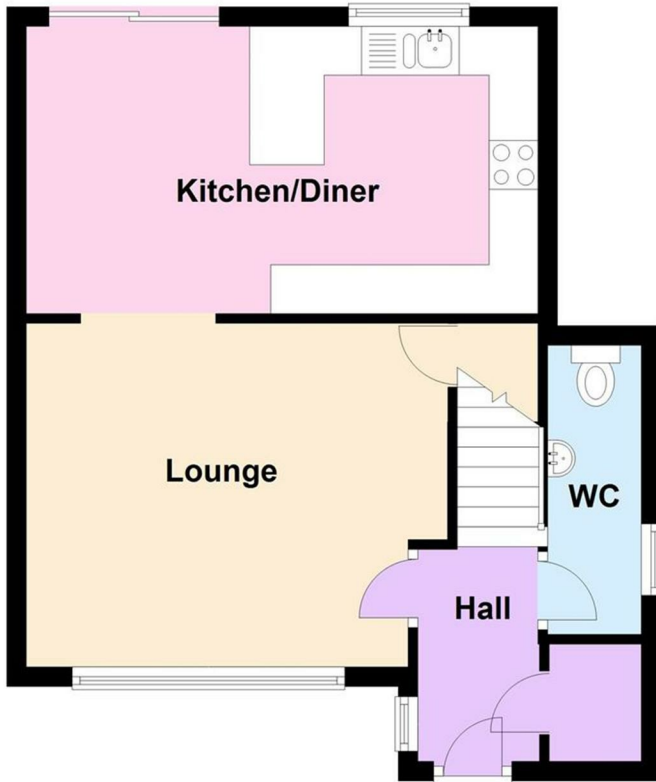
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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	

### Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



### First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)

