



## Inworth Walk, Wickford

£375,000

- Lounge 20'2 x 11'2
- 3 First Floor Bedrooms
- Garden to Rear with Summerhouse
- Kitchen/Breakfast Room 14'7 x 10'5
- Bathroom
- Garage & Parking

3 BEDROOM HOUSE. REAR GARDEN WITH SUMMERHOUSE. GARAGE AND DRIVE TO REAR. 20' LOUNGE/DINER. 14'7 KITCHEN. . Situated in a cul-de-sac location on the Beauchamp's side of Wickford close to school, park and local shops is this Carter & Ward built 3 bedroom house providing family accommodation including lounge/diner 20'2' x 11'2', kitchen 14'7 X 10'5, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows, gas central Heating, 45ft rear garden and detached garage to rear. EPC Rating C, Basildon Council band C.



Council Tax Band: C





Double glazed window and double glazed door to:

#### ENTRANCE HALL

Storage cupboard.  
Radiator (untested).

#### LOUNGE

20'2 x 11'2  
Double glazed bay window to front. Double glazed sliding patio doors to rear. Two radiators (untested).

#### KITCHEN/BREAKFAST ROOM

14'7 x 10'5  
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. Built in oven, hob with extractor fan above (all untested). Space for washing machine and fridge freezer. Laminate finish to floor. Radiator (untested). New Combi boiler installed 2023 as per vendor.

#### FIRST FLOOR LANDING

Double glazed window to rear. Access to loft.

#### BEDROOM ONE

11'2 x 11'3  
Double glazed window to front. Radiator (untested).

#### BEDROOM TWO

11'2 x 10'5  
Double glazed window to front. Radiator (untested). Laminate finish to floor.

#### BEDROOM THREE

8'8 x 8'3  
Double glazed window to rear. Radiator (untested).

#### 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. Part tiling to walls and tiling to floor. Heated towel rail (untested).

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrubs. Fencing to boundaries. Gate to rear.

#### SUMMERHOUSE

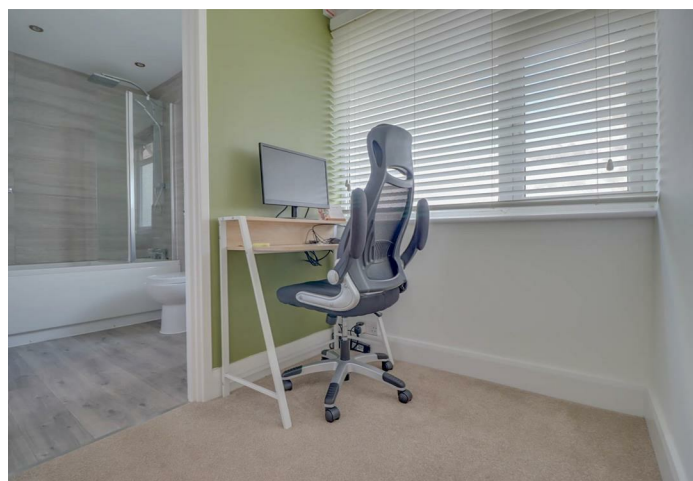
Power and light connected (untested).

#### GARAGE

The property benefits from garage to rear with up and over door to front. Door to rear. Parking to front.

#### FRONT

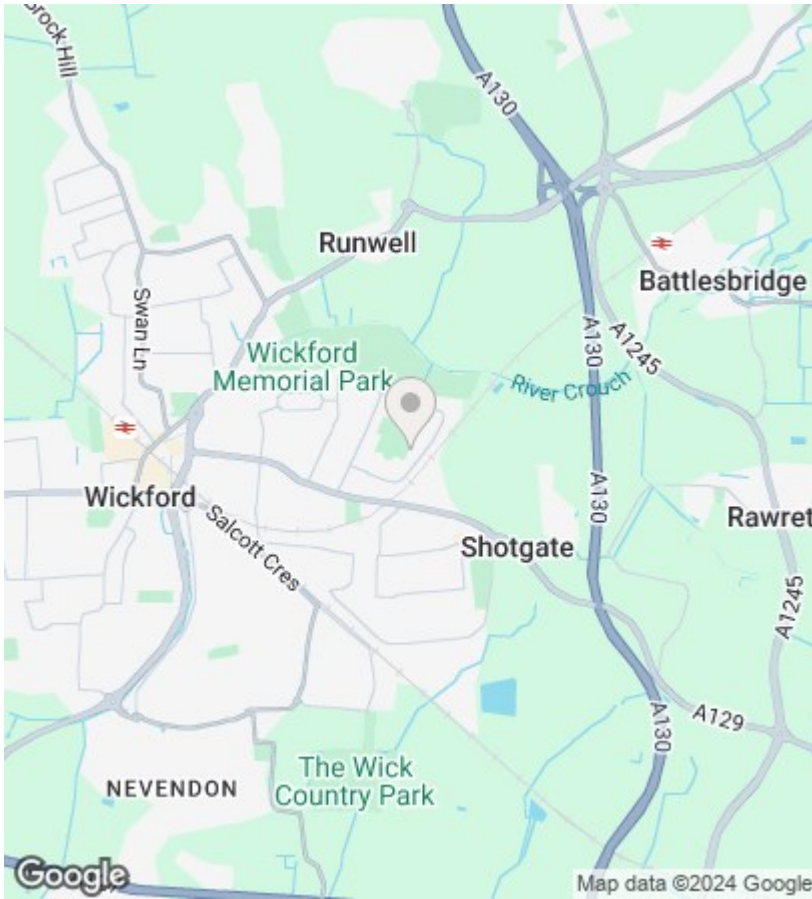
Laid to lawn with path leading to front door. Hedge boundary.











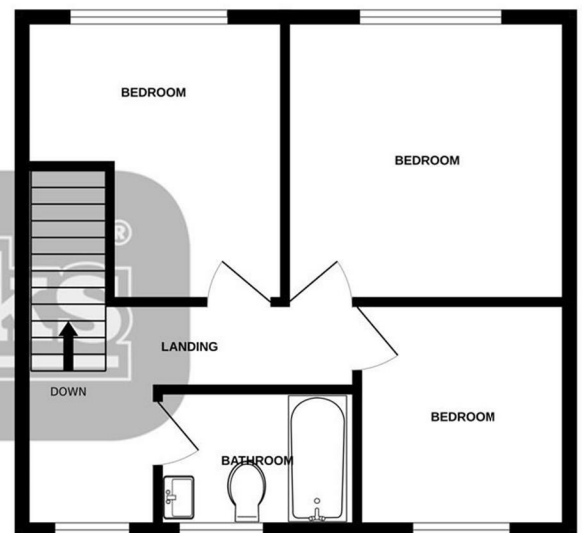
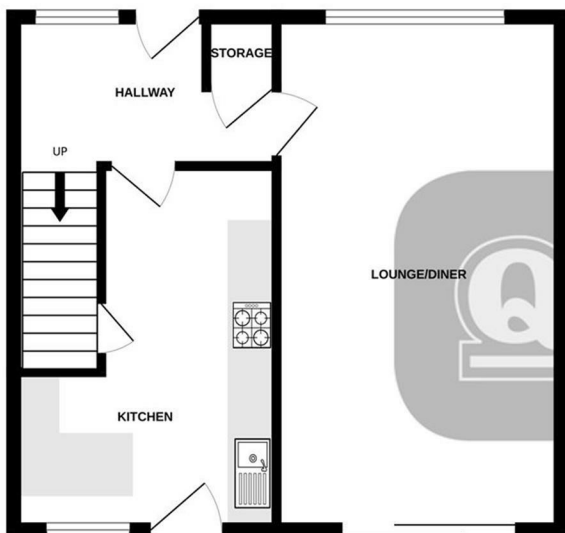
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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