



Brockwell Walk, Wickford

£315,000

- LOUNGE 15'8 x 12'6
- BEDROOM 1 13'4 X 9'2
- BEDROOM 3 10' X 6'6 (max)
- 50' REAR GARDEN
- KITCHEN/DINER 15'10 x 9'2
- BEDROOM 2 9'8 X 7'8
- REFITTED BATHROOM
- DETACHED GARAGE TO REAR

3 BEDROOM END TERRACED HOUSE IN PEDESTRIAN FRIENDLY LOCATION ON THE NEVENDOR ROAD SIDE OF WICKORD. GARAGE TO REAR. 15'8 LOUNGE, 15'10 KITCHEN/DINER, REFITTED BATHROOM, 50' REAR GARDEN. DOUBLE GLAZED WINDOWS AND GAS RADS HEATING. Situated on the Nevendon Road side of Wickford close to shops and schools and within easy access of town centre and station is this 3 bedroom end terraced house. Enjoying a pedestrian friendly location with garage to rear, the property provides 15'8 Lounge, 15'10 Kitchen/Diner and refitted Bathroom to the first floor. An early inspection is recommended. EPC Rating D, Basildon Council band C.



Council Tax Band: C



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

15'10 x 12'6

Double glazed window to front. Radiator (untested). Fireplace. Coved ceiling.

KITCHEN/DINER

15'10 x 9'2

Double glazed window and double glazed door 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. Recess for washing machine, fridge freezer and cooker. Understairs storage cupboard. Updated gas fired boiler (untested). Radiator (untested). Tiled surround.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

13'4 x 9'2

Double glazed window to front. Radiator (untested).

BEDROOM 2

9'8 x 7'8

Double glazed window to rear. Radiator (untested). Built in wardrobe cupboard.

BEDROOM 3

10' x 6'6 max

Double glazed window to front. Over stairs cupboard.

REFITTED BATHROOM

Double glazed opaque window to rear. New suite comprising of low level W.C., pedestal wash hand basin, and bath unit with shower and screen. Radiator/rail (untested). Extensive tiling to walls and downlighters to ceiling.

REAR GARDEN

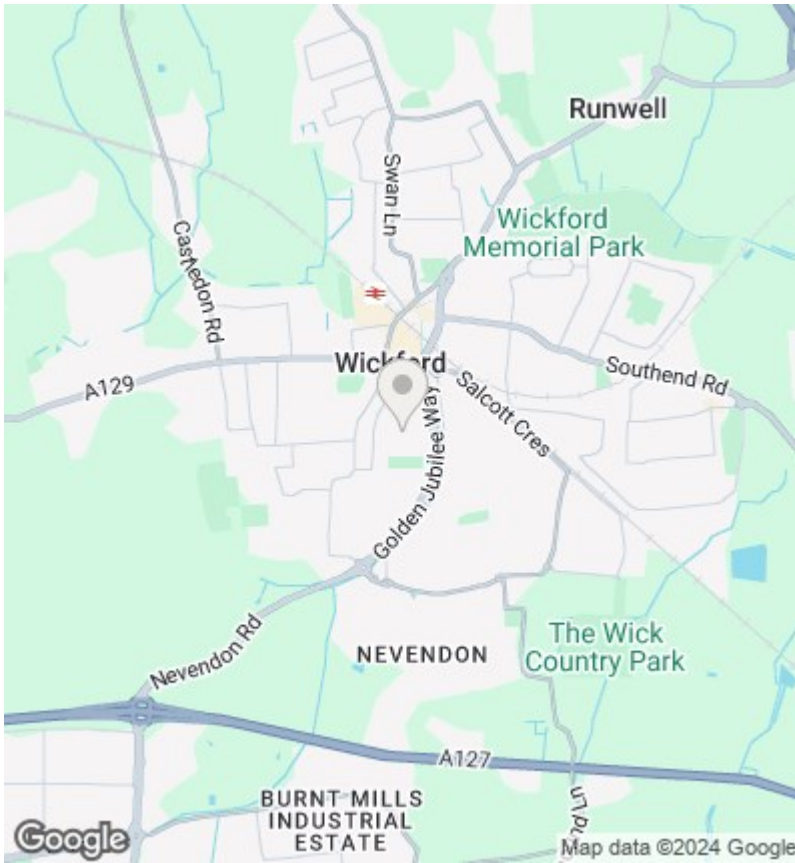
50' approx

Commencing with paved patio with remainder laid to lawn. Path and gate to side leading to:

DETACHED GARAGE TO REAR

Access via road to rear, with parking space in front of the garage





EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

