



## Sudbrook Close, Wickford

£375,000

- Lounge 16'10 x 16'8
- Kitchen 12'6 x 8'2
- Cloakroom & Shower Room
- Garage in Nearby Block
- Dining Room 13' x 8'6
- 4 First Floor Bedrooms
- 50ft Garden to Rear
- No Onward Chain



4 BEDROOM SEMI-DETACHED. GARAGE IN BLOCK NEARBY. 16'10 LOUNGE. 13' KITCHEN. 50FT GARDEN TO REAR. NO ONWARD CHAIN. Situated in a pedestrian friendly location set within easy access of town centre and station is this 4 bedroom semi-detached property benefitting from accommodation including lounge 16'10 x 16'8, dining room 13' x 8'6, kitchen 12'6 x 8'2, 4 first floor bedrooms, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 50ft garden to rear and garage situated in block nearby. No onward chain. EPC Rating D.

 4  1  1  D

Council Tax Band: D



Double glazed door to:

ENTRANCE HALL

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Tiled surround. Radiator/rail (untested).

LOUNGE

16'10 x 16'8

Double glazed window to front. Two radiators (untested). Gas fire (untested). Coved ceiling.

DINING ROOM

13' x 8'6

Double glazed French doors and panelling to rear garden. Radiator (untested).

KITCHEN

12'6 x 8'2

Double glazed window to rear. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Space for dishwasher, washing machine, cooker and fridge freezer. Cupboard housing meters.

FIRST FLOOR LANDING

Radiator (untested). Coved ceiling. Access to loft. Airing cupboard housing cylinder.

BEDROOM ONE

14'4 x 10'

Double glazed window to front. Radiator (untested).

BEDROOM TWO

11' x 6'9

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

BEDROOM THREE

9'8 x 6'6

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

BEDROOM FOUR

8'8 x 8'6

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

SHOWER ROOM

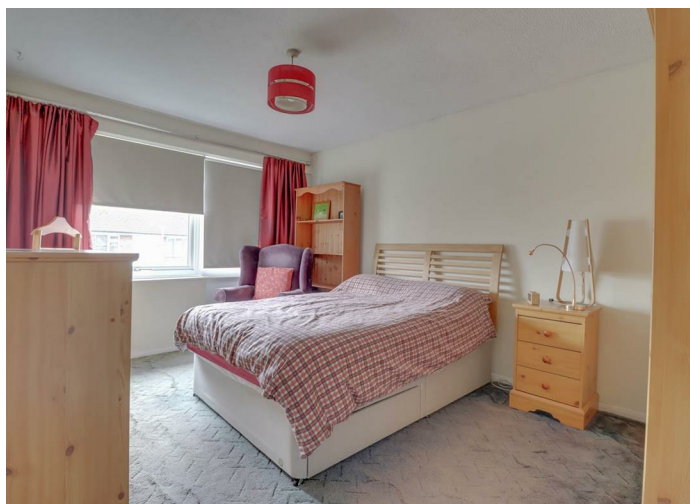
Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Extensive tiled surround. Radiator (untested).

SOUTHERLY REAR GARDEN

approaching 50ft  
Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. External tap (untested). Access via path and gate to side.

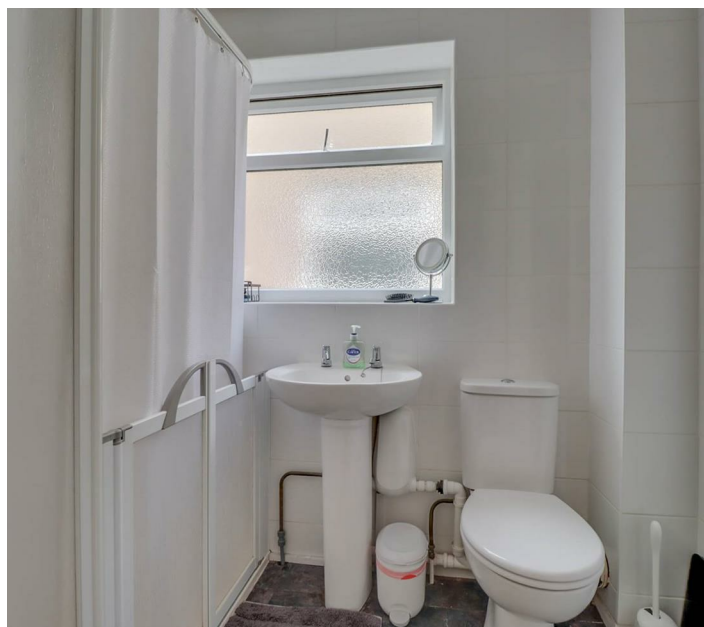
GARAGE

The property benefits from a garage situated in nearby block and



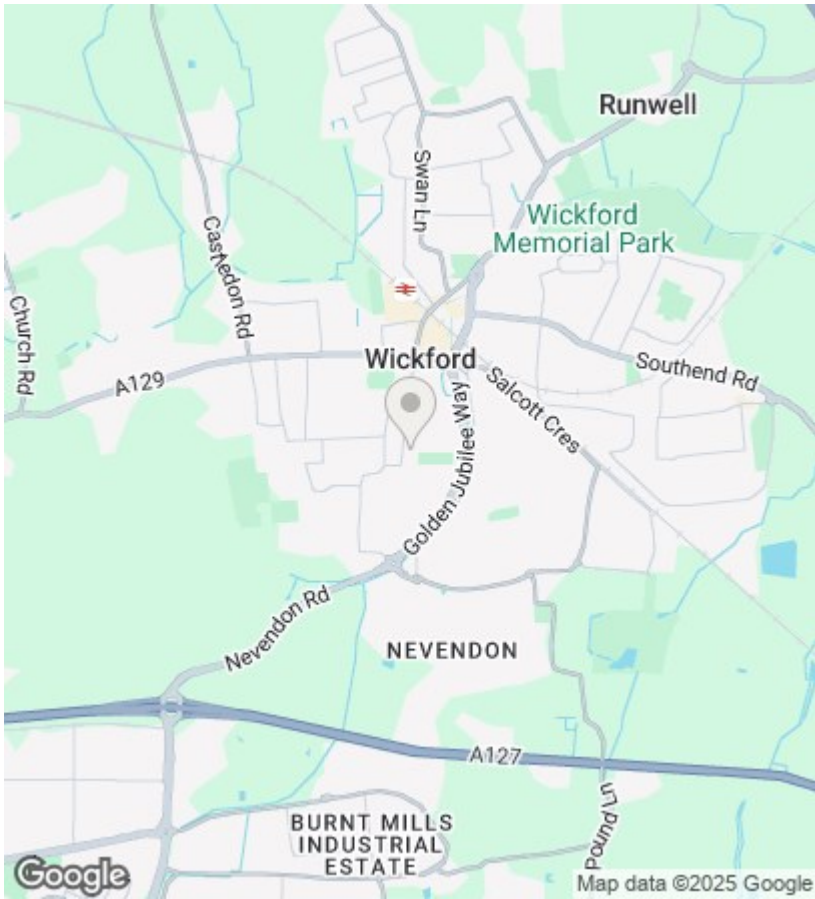


additional shared allocated parking







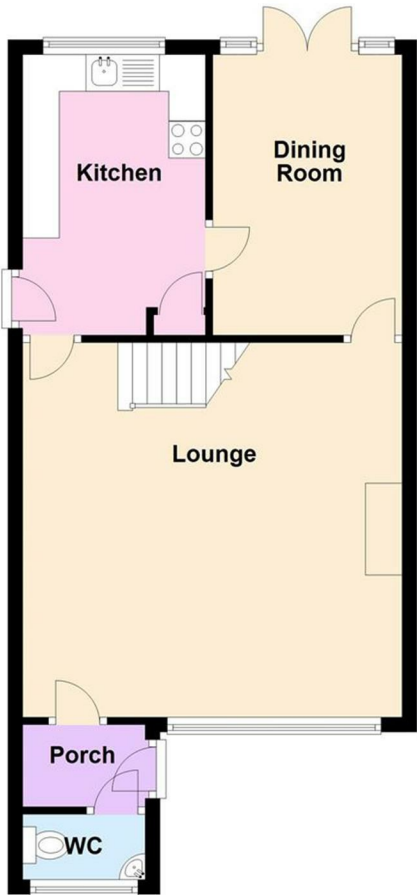


# EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 50.3 sq. metres (541.7 sq. feet)



## First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)

