



## Farne Drive, Wickford

£340,000

- Lounge 15' x 10'2
- 2 First Floor Bedrooms
- Garden to Rear
- No Onward Chain
- Kitchen/Diner 13'6 x 9'4
- Cloakroom, En-suite & Shower Room
- Detached Garage

2 BEDROOM END TERRACED. CLOAKROOM, EN-SUITE & SHOWER ROOM. GARDEN TO REAR. DETACHED GARAGE. Situated on the popular Wick Meadows development close to local shops, park, schools and medical centre is this 2 bedroom end terraced property benefitting from accommodation including lounge 15' x 10'2, kitchen/diner 13'6 x 9'4, 2 first floor bedrooms, en-suite, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and detached garage with parking to front. No onward chain.



Council Tax Band: C

#### CANOPY PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

Radiator (untested).

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator (untested).

#### LOUNGE

15' x 10'2

Double glazed window to front. Radiator (untested). Fireplace. Under stairs cupboard housing meters.

#### KITCHEN/DINER

13'6 x 9'4

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. Built in oven, hob and extractor fan (all untested). Recess for dishwasher and washing machine. Integrated fridge freezer (untested). Cupboard housing updated boiler (untested). Tiling to floor and surround.

#### FIRST FLOOR LANDING

Access to loft. Storage cupboard.

#### BEDROOM ONE

11'3 x 10'10

Two double glazed windows to front. Radiator (untested). Built in double wardrobe cupboard.

#### EN-SUITE

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

#### BEDROOM TWO

10'8 x 7'2

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

#### SHOWER ROOM

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

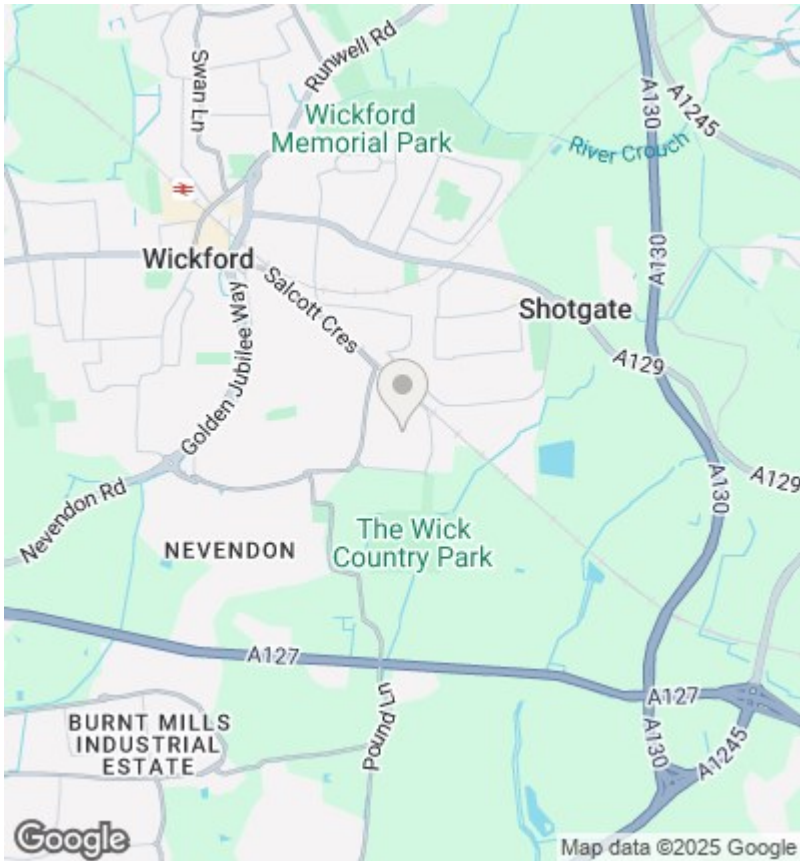
#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Gate and path to side.

#### DETACHED GARAGE

Up and over door to front. Power and light connected (untested). Parking to front.



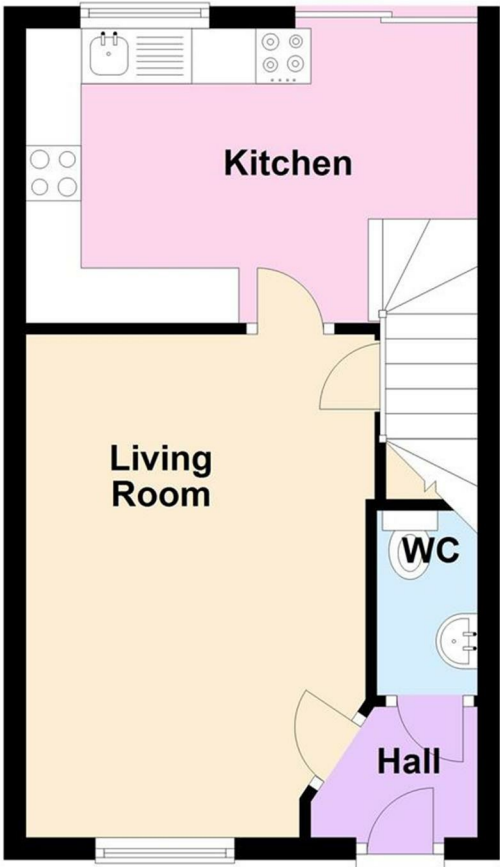


EPC Rating:  
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

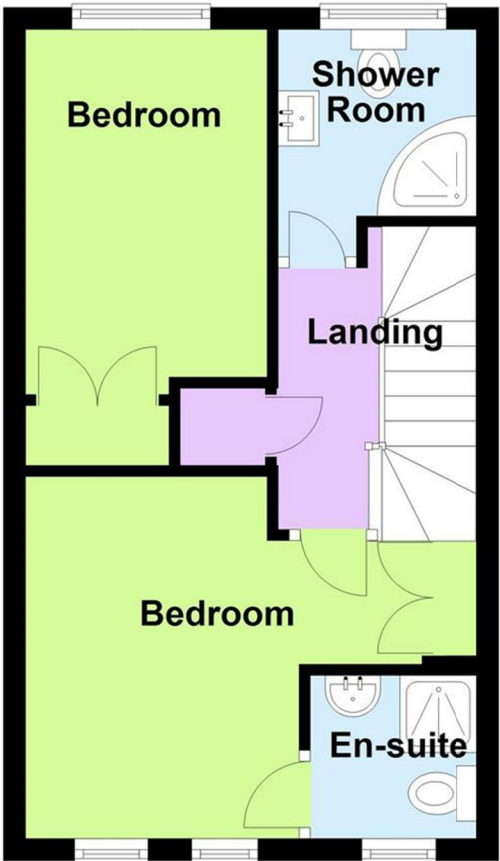
### Ground Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



### First Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



Total area: approx. 60.2 sq. metres (648.0 sq. feet)