



Wallace Drive, Wickford

£320,000

- Living Room 14'2 x 11'10
- Bedroom 1 15' x 10'8
- Bathroom
- Parking to Front
- Kitchen/Diner 15' x 8'4
- Bedroom 2 11' x 8'6 (narr.9'8)
- Garden to Rear
- No Onward Chain

2 BEDROOM MID-TERRACED. PARKING TO FRONT & FURTHER PARKING NEARBY. GARDEN TO REAR. NO ONWARD CHAIN. Situated on the popular Wick Meadows development close to local shops, park and school is this 2 bedroom mid-terraced property benefitting from accommodation including living room 14'2 x 11'10, kitchen/diner 15' x 8'4, 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) parking to front. The property is offered with no onward chain.



Council Tax Band: C

CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).

LIVING ROOM

14'2 x 11'10

Double glazed window to front. Radiator (untested). Under stairs cupboard. Laminate finish to floor. Door to:

KITCHEN/DINER

15' x 8'4

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 and fridge freezer. Built in oven, hob and extractor fan above (all untested). Radiator (untested). Recently fitted gas fired boiler. Tiled surround.

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE

15' x 10'8

Two double glazed windows to front. Radiator (untested).

BEDROOM TWO

11' x 8'6 (narr 9'8)

Double glazed window to rear. Radiator (untested).

BATHROOM

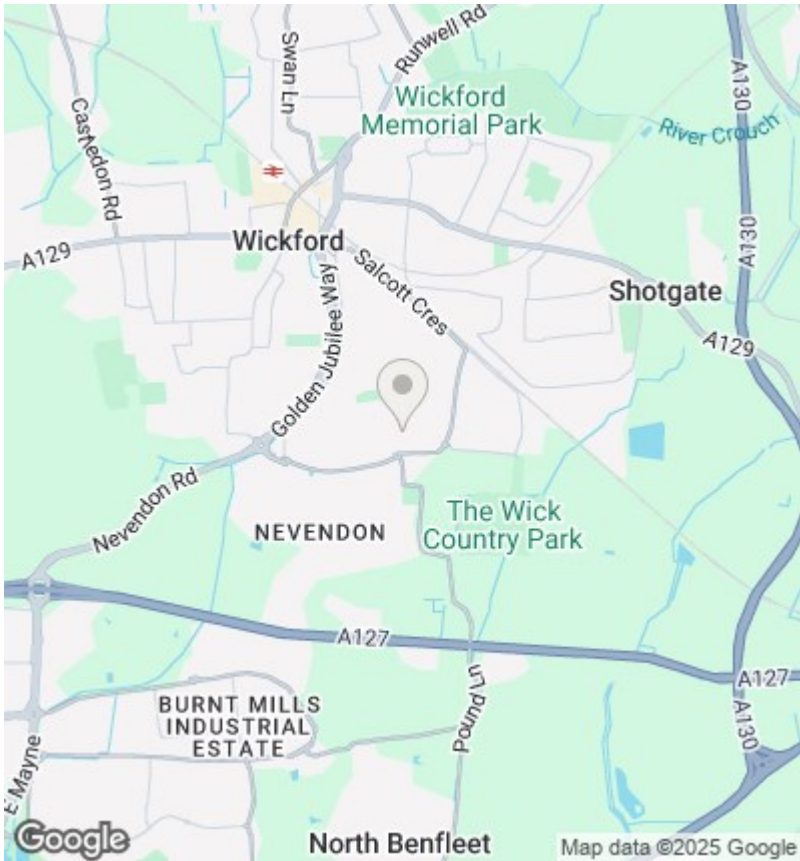
Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator/rail (untested).

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Gate to rear. Outside tap (untested).

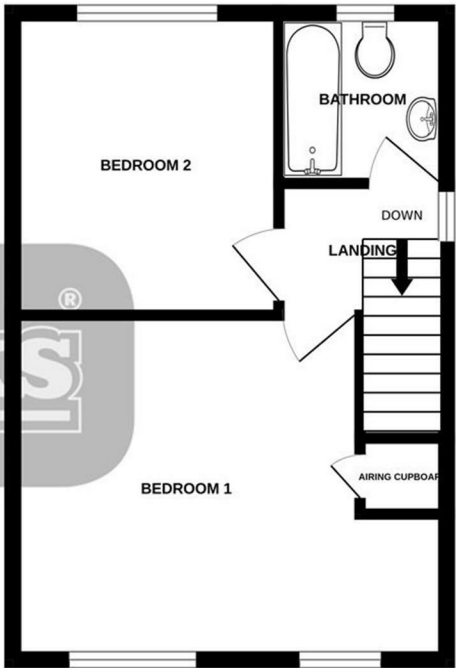
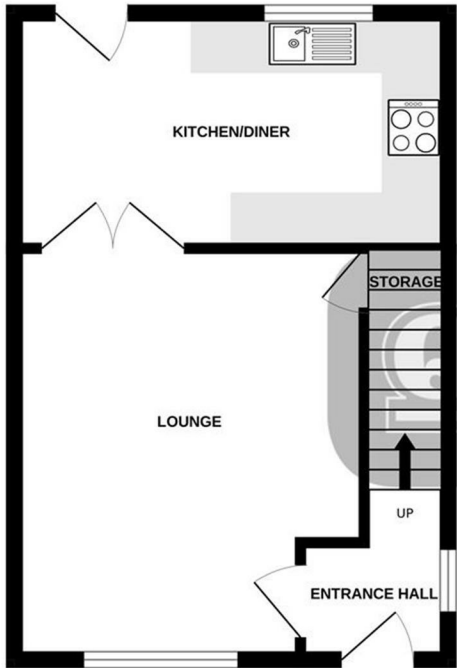
DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking and further parking nearby.



EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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	



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.