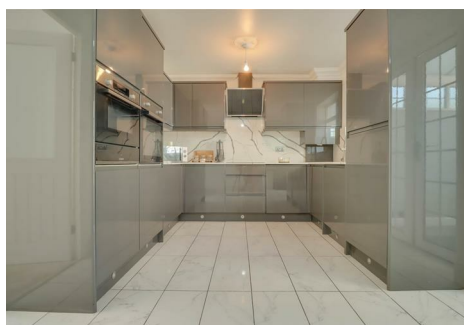




## Maitland Road, Wickford

£370,000

- Well Presented Throughout
- Kitchen with Integrated Appliances 14'8 x 10'
- Modern 3 Piece Bathroom
- Two Allocated Parking Spaces
- Replacement Boiler
- Lounge 14'6 x 11'5
- Conservatory 11'8 x 10'
- 3 First Floor Bedrooms
- Low Maintenance Rear Garden
- Nest central heating controller

MODERN FAMILY HOME WITH 3 BEDROOMS. LOUNGE 14'6 x 11'5. KITCHEN 14'8 x 10' CONSERVATORY 11'8 x 10'. TWO ALLOCATED PARKING SPACES. Situated on the popular Wick Meadows development within walking distance of Oakfield Primary School, shops and park is this 3 bedroom end terraced house benefitting from lounge 14'6 x 11'5, kitchen with appliances to remain 14'8 x 10', conservatory 11'8 x 10', 3 first floor bedrooms all with built in storage and family bathroom. The property's specification includes gas fired central heating, double glazed windows and two allocated parking spaces.

 3

 1

 2

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Council Tax Band: D





The property is approached via UPVC double glazed entrance door:

#### ENTRANCE HALL

Stairs to first floor.  
Radiator. Tiling to floor.  
Door to:

#### LOUNGE

14'6 x 11'5  
Double glazed window to front. Radiator.

#### KITCHEN

14'8 x 10'  
Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, microwave, hot plate and hob with extractor fan above. Integrated dishwasher, washing machine and fridge/freezer. Tiling to floor. Storage cupboard. Double glazed French doors to:

#### CONSERVATORY

11'8 x 10'  
Double glazed windows to three aspects with double glazed French doors leading to garden. Radiator.

#### LANDING

8'7 x 6'5  
Airing cupboard. Loft hatch with ladder attached. Doors to:

#### BEDROOM ONE

12'8 x 11'6  
Double glazed window to front. Built in wardrobe cupboards. Radiator.

#### BEDROOM TWO

9'3 x 7'2  
Double glazed window to rear. Built in wardrobe cupboard. Radiator.

#### BEDROOM THREE

7'7 x 7'3  
Double glazed window to rear. Built in wardrobe cupboard. Radiator.

#### BATHROOM

Obscure double glazed window to side. Three piece suite comprising of panel enclosed bath unit, wash hand basin and low level WC. Extensive tiling to walls and floor. Heated chrome towel rail.

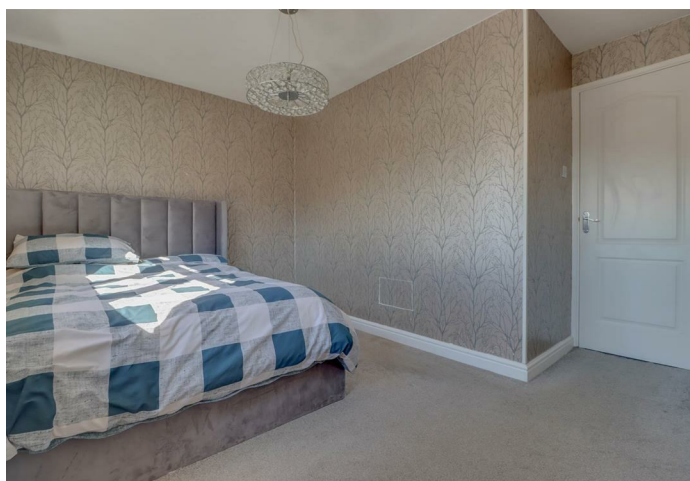
#### REAR GARDEN

Low maintenance rear garden with Sandstone patio. Fencing to boundaries. Gate to side.

#### PARKING

The property comes with two allocated parking spaces.

#### DISCLAIMER

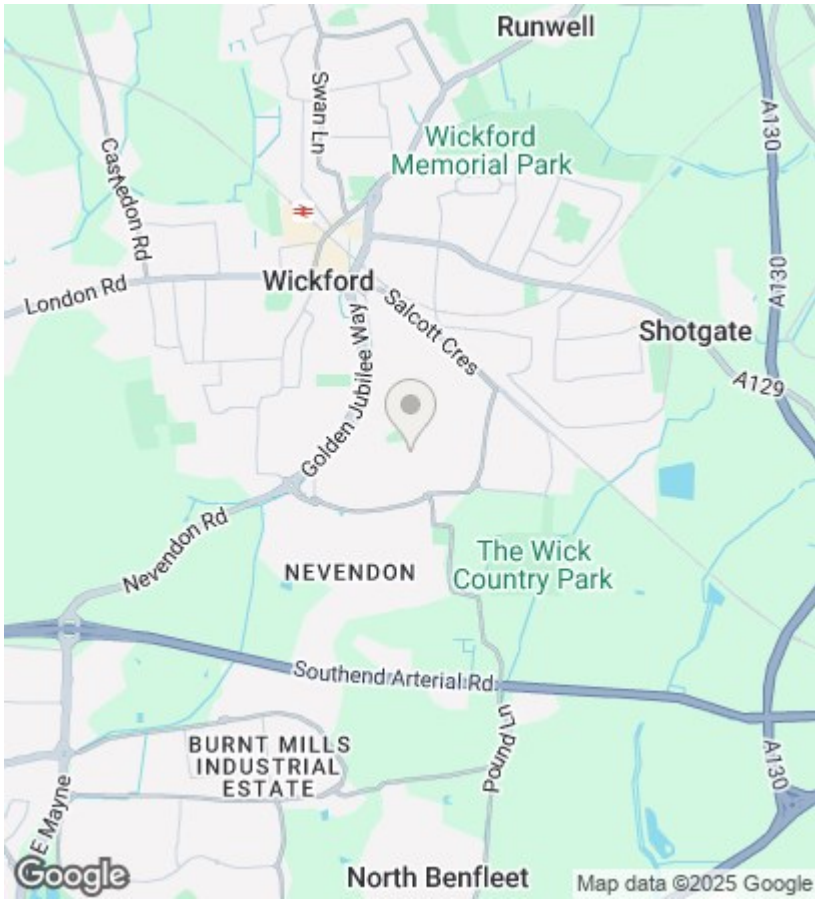


PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.









# EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 83        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

