



Elder Way, Wickford

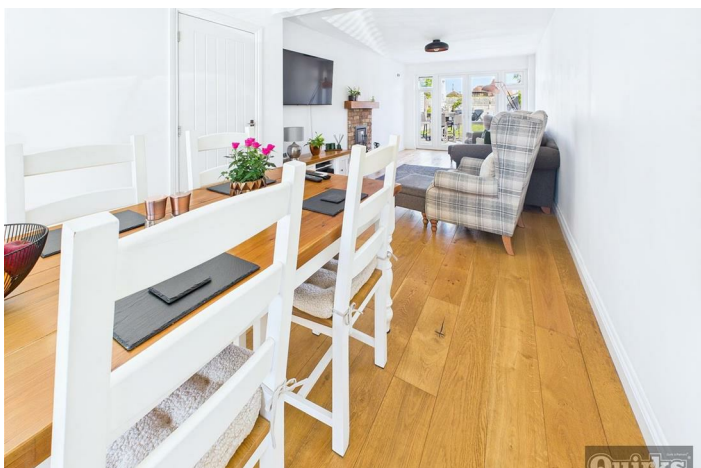
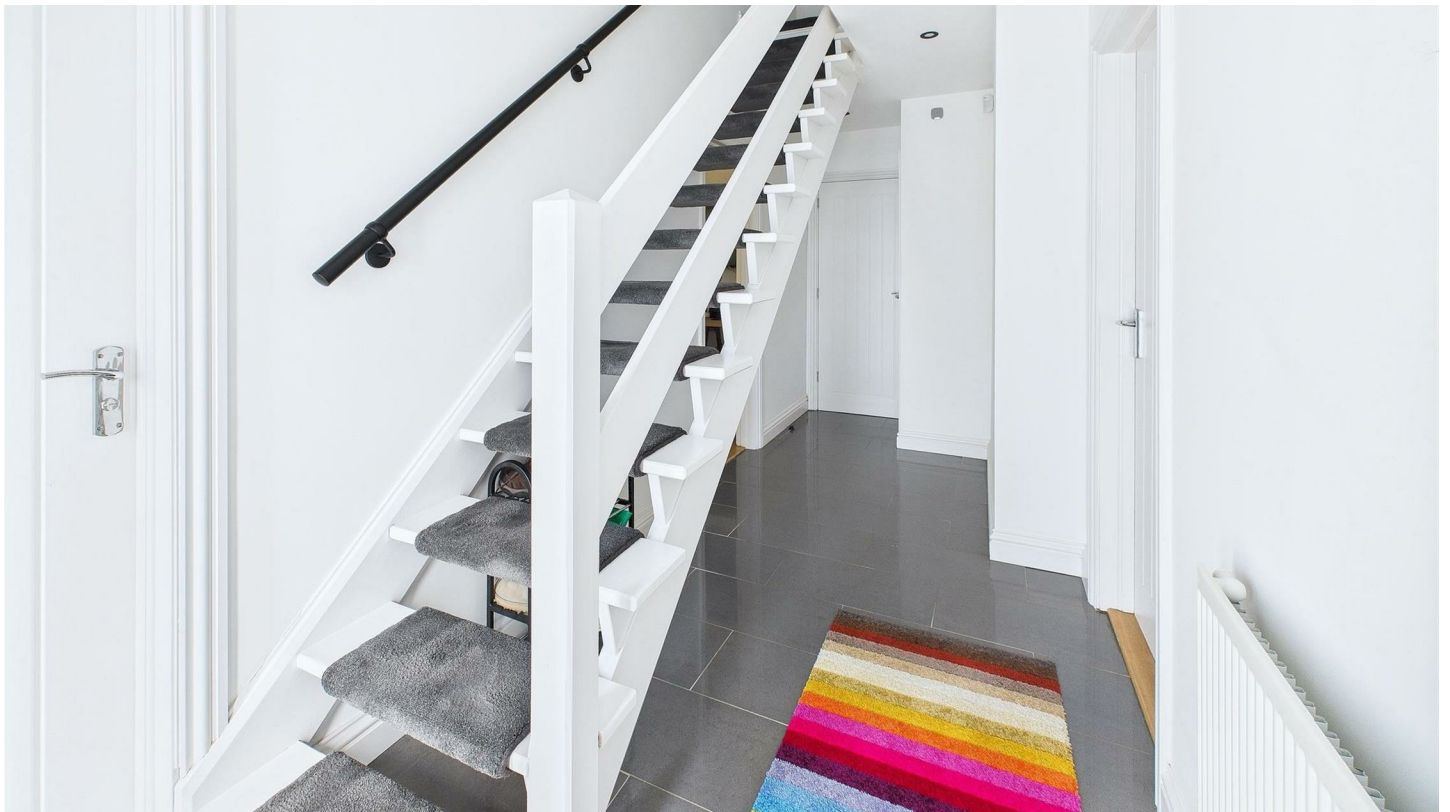
Offers Over £400,000

- OFF ROAD PARKING
- IMMACULATEDLY MAINTAINED
- PLANNING PERMISSION FOR FURTHER EXTENSION
- POPULAR LOCATION NEAR BROMFORDS SCHOOL
- EPC - C
- DETACHED GARAGE
- CCTV AND ALARM SYSTEM
- LOG BURNER IN LOUNGE
- TWO BEDROOMS
- COUCIL TAX - BASILDON C

A much improved TWO BEDROOM CHALET maintained to a fantastic standard. other benefits include DETACHED GARAGE, GAS CENTRAL HEATING, TRIPLE GLAZING and modern KITCHEN and BATHROOM. There is more potential to EXTEND AGAIN as PLANNING PERMISSION has been granted (ref 22/00834/full) The plans can be inspected at www.basildon.gov planning department. An internal viewing is highly recommended to avoid being disappointed.



Council Tax Band: C



ENTRANCE HALL

14'4 x 5'8

Tiled floor, doors to accommodation, radiator, base of stairs to first floor, access storage cupboard

SHOWEROOM

Triple glazed window to flank, fully tiled, double shower cubicle, concealed flush wc, wash hand basin inset to vanity and storage unit, heated towel rail

LOUNGE/DINER

27'2 x 10

Triple glazed window to front and double glazed French type doors to garden, engineered oak floor covering, log burner inset to bespoke surround, radiator

KITCHEN

12'10 x 9'9

Triple glazed window to rear and double glazed door to rear garden, range cooker with decorative splash back and cooker hood over, extensive range of units to both ground and eye level, incorporating complimentary roll edged work surfaces, space and plumbing for washing machine, sink unit with mixer tap, tiling to floor and tiled splash back, space and plumbing for slimline dishwasher

BEDROOM TWO/STUDY

10'7 x 7'7

Triple glazed window to flank, radiator, engineered oak floor covering

LANDING

Access to eaves storage and also airing cupboard housing boiler as well as accommodation

BEDROOM ONE

12,10 x 9'4

Triple glazed window to rear, range of fitted wardrobes into the eaves to one aspect, radiator

GARAGE

20'1 x 7'6

Electric remote controlled roller door for vehicle access, pedestrian door to garden, power and light supplied

FRONT GARDEN

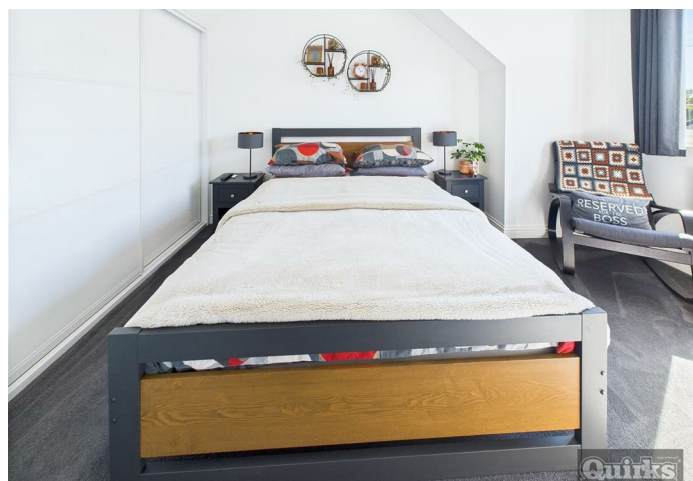
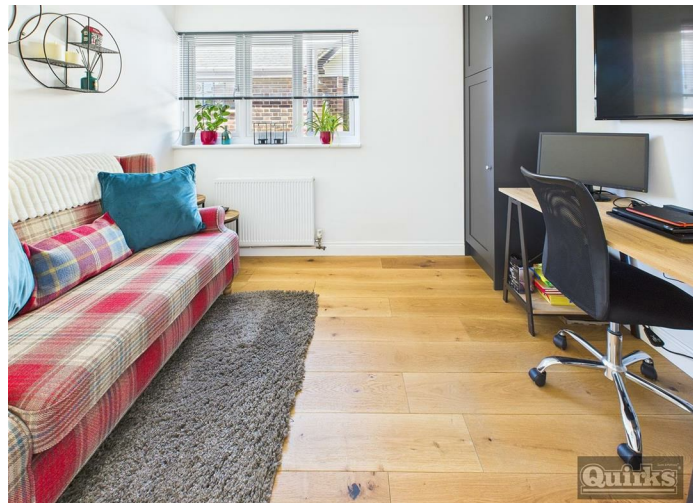
Side access leading to garage and pedestrian gate to garden, remainder used as off road parking

REAR GARDEN

Fenced to all boundaries, stone patio area to fore, side pedestrian gate, personal door to garage, lawn area, stone paths

DISCLAIMER

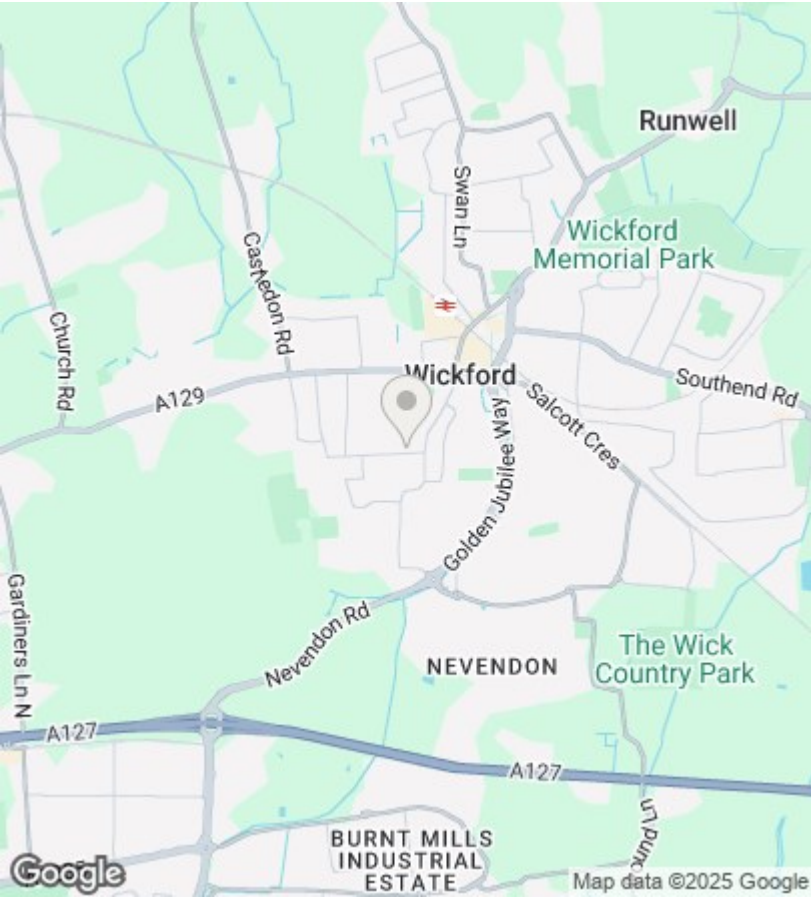
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have



relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.




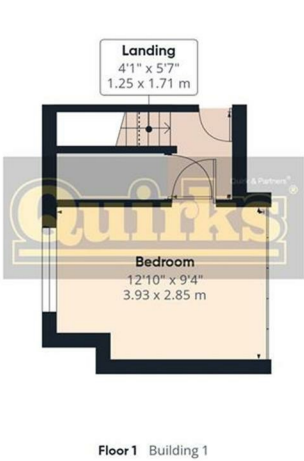
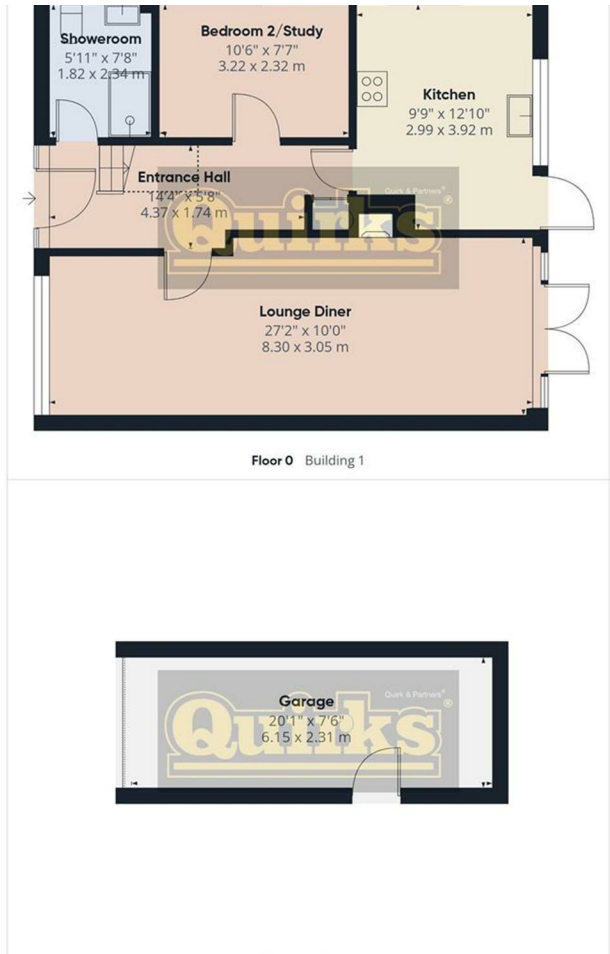




EPC Rating:

C

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



Approximate total area^m

915 ft²
85 m²

Reduced headroom

13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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