

## Wood Green, Basildon

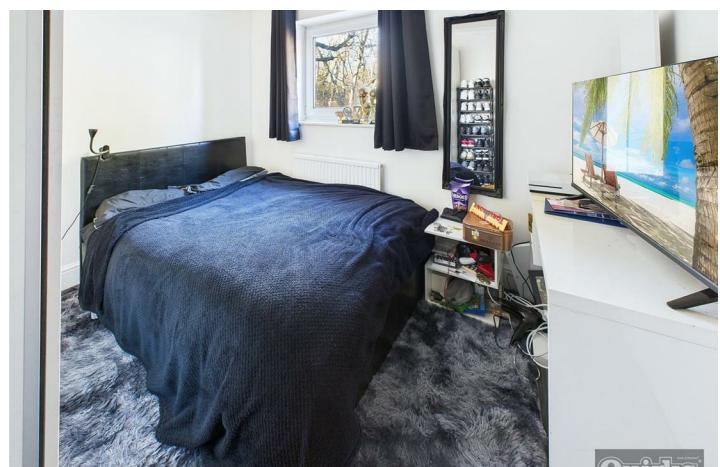
£340,000

- THREE BEDROOM HOUSE
- REAR GARDEN
- DOUBLE GLAZED
- MODERN KITCHEN
- COUNCIL TAX BAND C
- GARAGE AND DRIVEWAY
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- CONSERVATORY
- EPC - D

A THREE BEDROOM TERRACED HOUSE located in a popular cul de sac location within the BURNT MILLS area of BASILDON. This home has a CONSERVATORY and MODERN KITCHEN with INTEGRATED APPLIANCES as well as a GARAGE and DRIVEWAY nearby. Having been well maintained by the current owner and urge interested applicants to contact us to an immediate viewing.



Council Tax Band: C



## ENTRANCE

Part double glazed street door

## LIVING ROOM

14'2 x 12'4

Wood effect laminate floorcovering, radiator x 2, open aspect to Kitchen and Conservatory, smooth ceiling with inset down lighters, base of stairs to first floor

## KITCHEN

17'3 x 8'3

French doors to garden, double glazed window to flank, modern units to ground and eye level with complimentary working surfaces with inset sink unit with mixer tap, smooth ceiling with inset down lighters, fitted hob with hood over, oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, under unit lighting

## CONSERVATORY

12'6 x 9'4

Double glazed French doors to garden, double glazed windows to three sides, polycarbonate roof covering, radiator, wood effect laminate floor covering

## LANDING

Access to accommodation and access to loft.

## BEDROOM ONE

10'5 x 9'3

Double glazed window to rear, radiator, fitted wardrobe

## BEDROOM TWO

10'5 x 8'4

Double glazed window to rear, radiator, fitted wardrobe.

## BEDROOM THREE

7'10 x 7'6

Double glazed window to front, radiator, fitted cupboard.

## BATHROOM

Double glazed window to flank, heated towel rail, ceramic tiling to floor and walls, Cubik style bath with screen and shower over, wash hand basin inset to vanity unit, concealed flush wc, fitted storage cupboards

## GARAGE AND DRIVEWAY

17'8 x 8'3

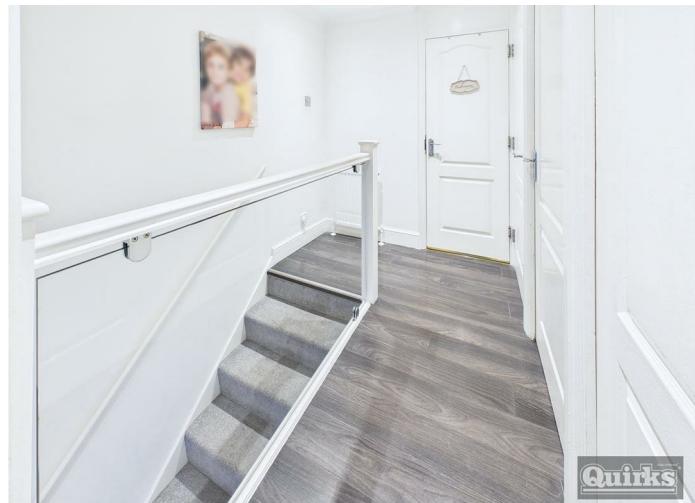
Up and over door, power and light supplied.

## REAR GARDEN

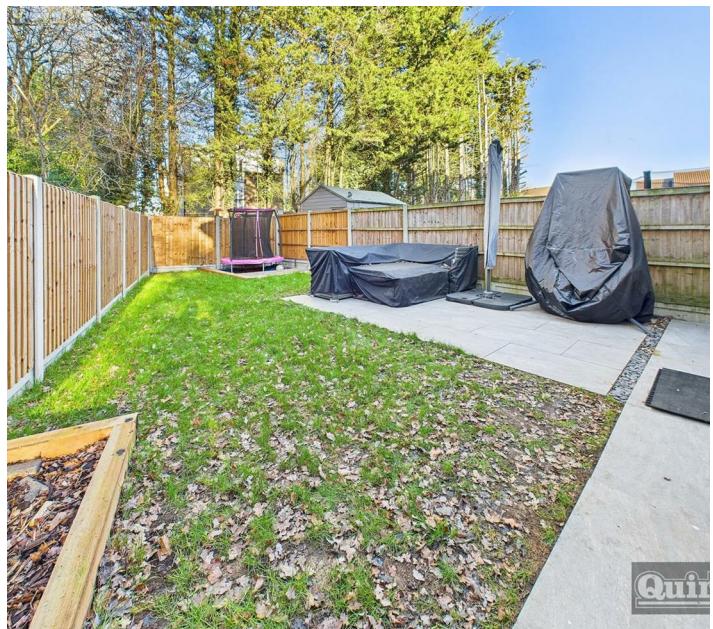
Commences paved patio, lawn area, fenced to all boundaries

## DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We



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



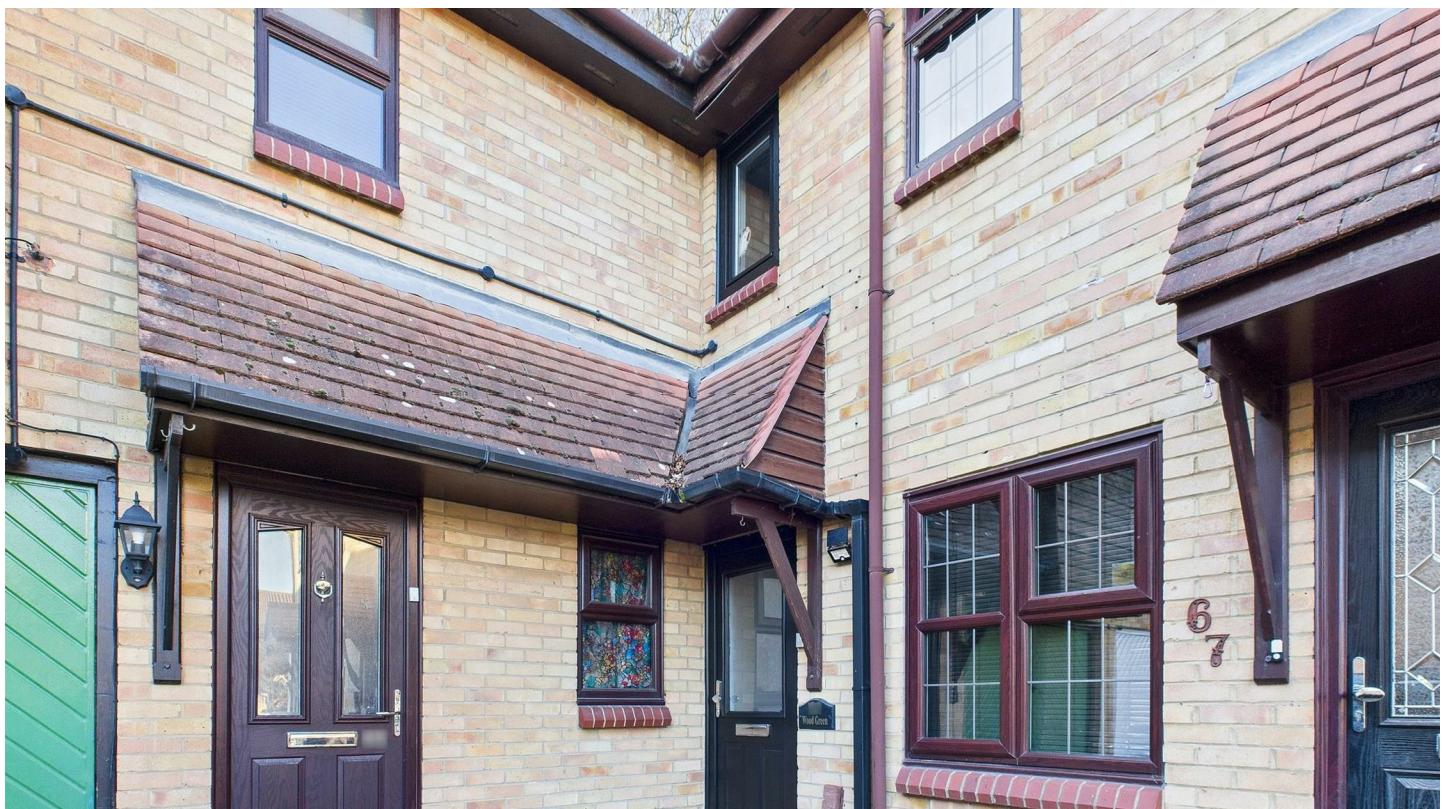
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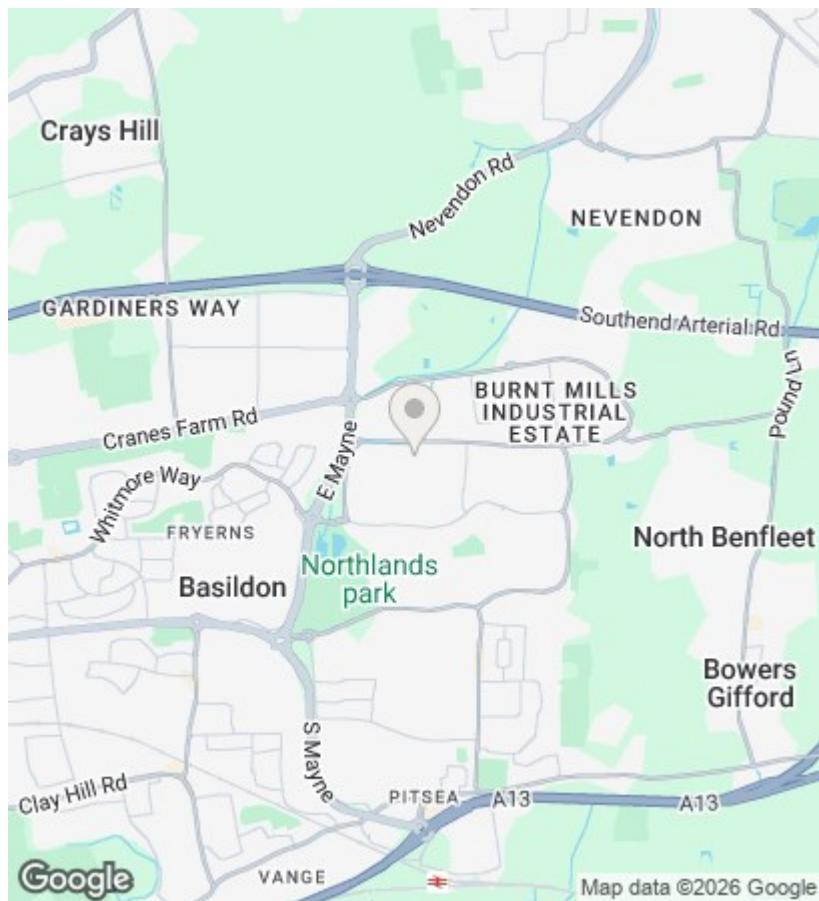


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## EPC Rating:

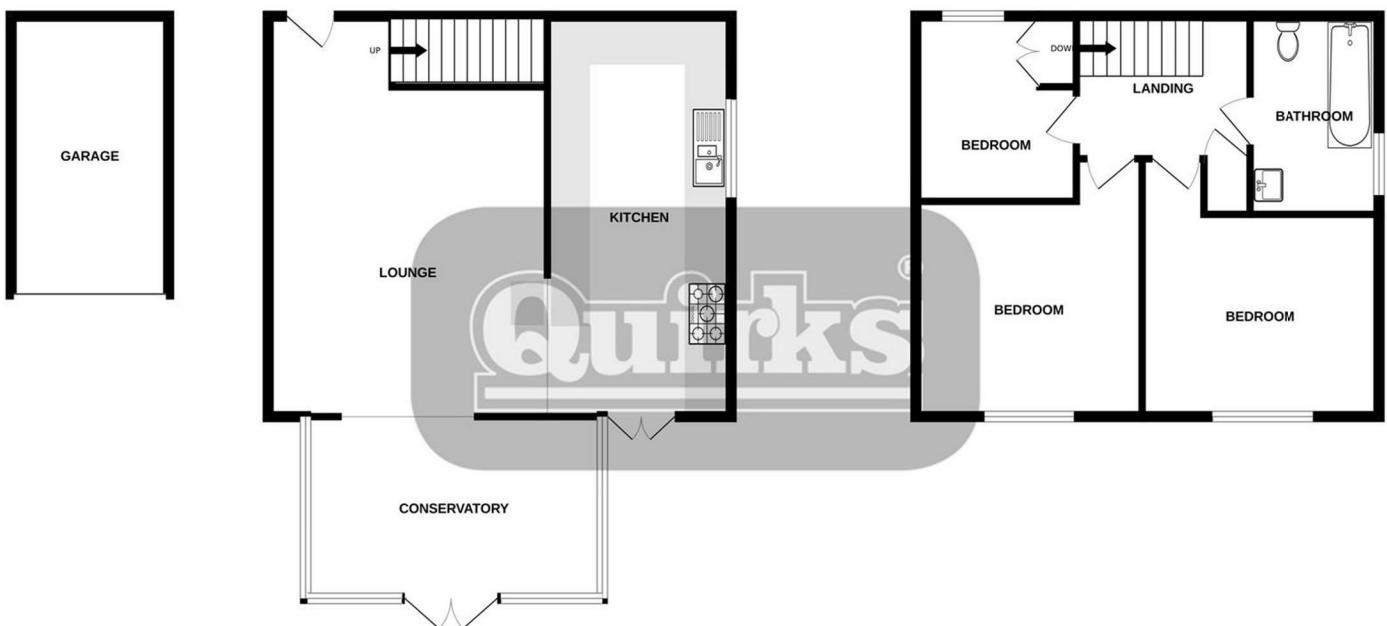
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017  
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