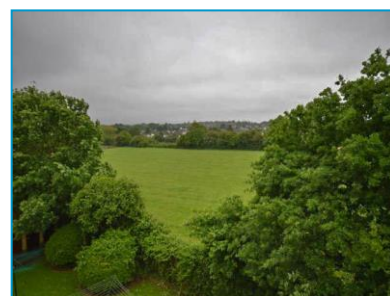




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Market Avenue, Wickford



Morgan Brookes believes – This attractive and spacious two bedroom maisonette has been maintained to an extremely high standard, located so close to Wickford Train Station, you could roll straight out of bed onto the train.

Our Seller loves – The stunning panoramic views of the countryside that affords their property as well as the perfect central location with Wickford Town Centre just a short stroll away.

Key Features

- Large Two Double Bedroom Maisonette.
- Own Private Entrance.
- Large Living Accommodation Throughout.
- Modern Kitchen / Breakfast Room.
- Huge Loft Room Offering Ample Storage.
- Communal Gardens With Private Storage Area.
- Garage In Block.
- Call Morgan Brookes Today!

**Guide Price £230,000 -
£240,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Market Avenue, Wickford

Entrance

Double glazed panelled door leading to:

Entrance Hallway

Tile effect flooring, stairs leading to:

First Floor Landing

Double glazed window to front aspect, opening to kitchen / breakfast room, carpet flooring, door leading to:

Living Room

15' 3" x 13' 9" (4.64m x 4.19m)

Stairs leading to second floor accommodation, double glazed window to front aspect, double glazed French doors leading to balcony, radiator, smooth ceiling, carpet flooring.

Kitchen / Breakfast Room

11' 11" x 7' 9" (3.63m x 2.36m)

Double glazed window to front aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating one and half bowl inset sink and drainer, four point gas hob with extractor over, fitted oven, space and plumbing for appliances, coving to smooth ceiling, splash back tiling, tiled flooring.

Second Floor Landing

Stairs leading to loft room, carpet flooring, doors leading to:

Master bedroom

13' 10" x 9' 5" (4.21m x 2.87m)

Double glazed window to front aspect, radiator, fitted sliding mirror wardrobes, smooth ceiling, carpet flooring.

Second Bedroom

10' 6" x 9' 4" (3.20m x 2.84m)

Double glazed window to rear aspect, radiator, two fitted storage cupboards, coving to smooth ceiling, carpet flooring.

Shower Room

Obscure double glazed window to side aspect, double shower cubicle, wash hand basin in vanity unit, low level W/C, stainless steel heated towel rail, splash back tiling, Vinyl flooring.

Loft Room

15' 0" x 13' 9" (4.57m x 4.19m)

Lighting, carpet tile flooring.

Communal Garden

Mainly laid to lawn, established tree and shrubs, access to own private garden storage area.

Garage

Located in block.

Additional Information

Lease remaining 87 years

Ground rent £10.00 p.a.

Service charge £83.72 per month



Local Authority Information
Basildon Borough Council
Council Tax Band: B

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.