

Irvine Place, Wickford

£335,000

- TWO BEDROOM SEMI DETACHED HOUSE
- REAR GARDEN
- GAS CENTRAL HEATING
- POPULAR WICK MEADOWS LOCATION
- EPC - TBC
- OFF ROAD PARKING
- DOUBLE GLAZED
- MODERN KITCHEN AND SHOWERROOM
- LOW MAINTENANCE GARDEN
- COUCIL TAX - C - BASILDON

A TWO BEDROOM SEMI DETACHED HOUSE located on the ever popular WICK MEADOWS DEVELOPMENT. This home has not been on the market for 23 years which is a great reflection on the house and area. OFF ROAD PARKING is provided to the front and a nice LOW MAINTENACE garden would suit a busy owner. This home has been maintained impeccably by the current owner and has the added advantage of a GROUND FLOOR CLOAKROOM as well as DOUBLE GLAZING and GAS CENTRAL HEATING. We there for would urge interested applicants to view internally so as to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to hall. Hall has wood effect tiled floorcovering, radiator, base of stairs to first floor, doors to accommodation

LOUNGE

15'9 x 12'5

Double glazed French doors to garden, radiator, access to under stair storage, wood effect laminate floor covering

KITCHEN

10 x 6'1

Double glazed window to front, extensive range of units to both ground and eye level with complimentary roll edge work surfaces, wood effect tiling to floor and tiled splash backs, space for washing machine and fridge freezer, sink unit with drainer and mixer tap, built in oven and hob with cooker hood over

CLOAKROOM

Double glazed window to front, radiator, wood effect tiling to floor, low flush wc and wash hand basin inset to vanity cupboard, part tiled walls

BEDROOM ONE

12'8 x 8'7

Two double glazed windows to front, radiator

BEDROOM TWO

10'4 x 9'9

Double glazed window to rear, radiator

SHOWEROOM

Double glazed window to flank, heated towel rail, large walk in shower, low flush wc and wash hand basin inset to vanity cupboard, tiling to floor and walls

REAR GARDEN

Paved for low maintenance, fenced to all boundaries with personal gate to side

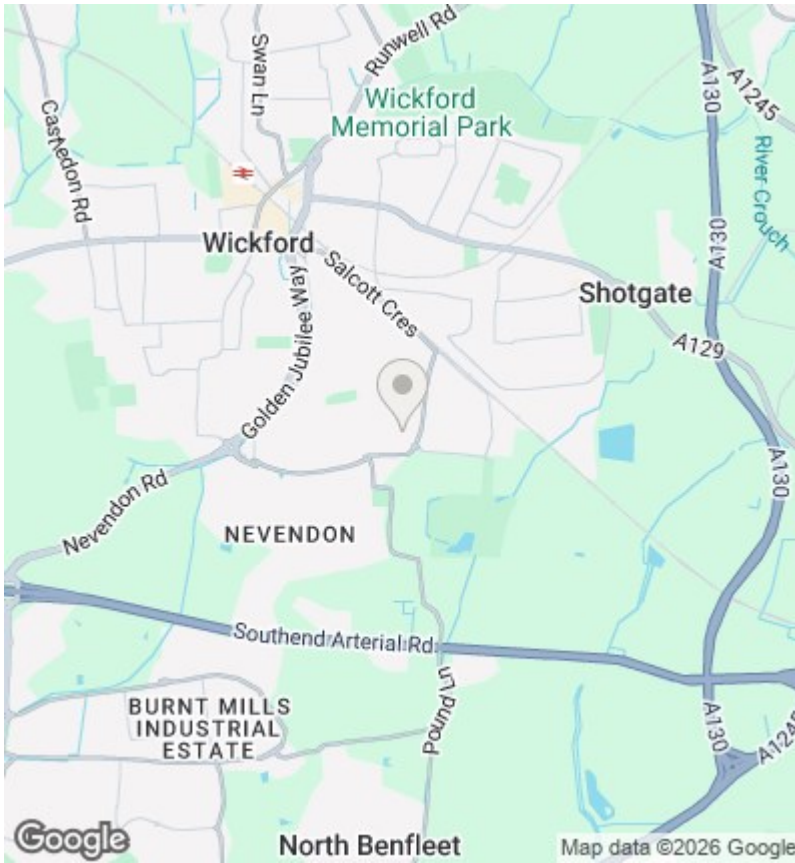
FRONT GARDEN

Block paved driveway allowing for off road parking, side gate to flank leading to rear garden

DISCLAIMER

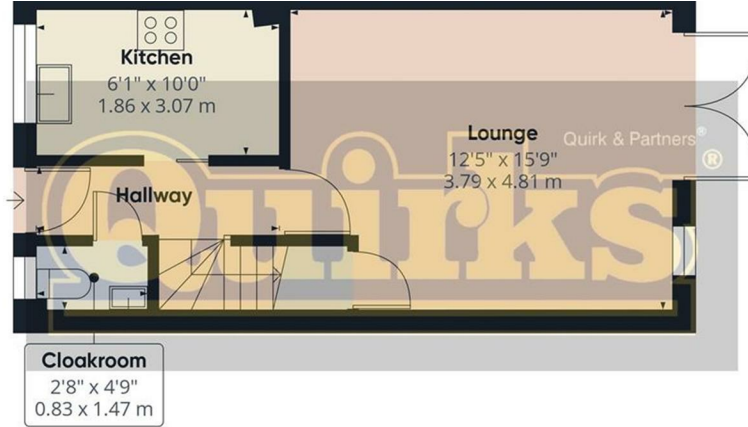
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:

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



Floor 0

