



Highcliffe Close, Wickford

Offers Over £450,000

- EXTENDED FOUR BEDROOM SEMI
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING
- ELECTRIC REMOTE CONTROL GARAGE DOOR
- EPC - D
- GAS CENTRAL HEATING
- GARAGE
- DOUBLE GLAZED WINDOWS AND DOORS
- KITCHEN WITH BUILT IN APPLIANCES
- COUNCIL TAX - D - BASILDON

A FOUR BEDROOM semi detached residence has come to market for the first time in 40 years. This home is extended to the rear, so offers good sized accommodation and is located within easy access of BEAUCHAMPS and HILLTOP SCHOOLS. Further advantages include GROUND FLOOR CLOAKROOM as well as DOUBLE GLAZING and GAS CENTRAL HEATING. Viewing is advised as to avoid disappointment

 4

 1

 2

 D

Council Tax Band: D



ENTRANCE HALL

Part double glazed street door to entrance hall, base of stairs to first floor, radiator, built in cupboards x 2, doors to accommodation

CLOAKROOM

Double glazed window to front, low flush wc and wash hand basin, wood effect laminate floor covering

LOUNGE

20'7 x 10'9

Radiator, open plan to dining room, wall mounted decorative fireplace with lighting

EXTENDED DINING ROOM

17'5 x 9

Extension with double glazed windows to rear aspect with double glazed French doors to garden, radiator, open aspect to kitchen

KITCHEN

17'1 8'3

Double glazed window to flank with double glazed door to rear garden, fitted extensively with units to both ground and eye level with complimentary roll edged work surfaces, built in DOUBLE OVEN, HOB with HOOD OVER, integrated FRIDGE, DISHWASHER and WASHING MACHINE, sink unit with mixer taps, feature under unit lighting with additional LED lights to kick boards, suspended ceiling with inset downlighters

LANDING

Access loft and doors to accommodation

BEDROOM ONE

12'1 x 10'6

Double glazed window to rear, radiator, built in wardrobe

BEDROOM TWO

11'9 x 7'1 plus recess

Double glazed window to front, radiator, built in wardrobe

BEDROOM THREE

12'6 x 8'3

Double glazed window to rear, radiator, built in wardrobe

BEDROOM FOUR

8'4 x 7'9

Double glazed window to front, radiator

FAMILY BATHROOM

Double glazed window to flank, wood effect laminate floor covering, P shaped bath with power shower and screen, low flush wc, circular wash hand basin inset to vanity unit, heated towel rail

REAR GARDEN

Fenced to all boundaries, side pedestrian access to front, personal door to garage, two sheds, laid mostly to lawn with flower and shrub borders

FRONT GARDEN

Low maintenance being mostly crazy paved with inset flower beds, driveway leading to garage offering off road parking

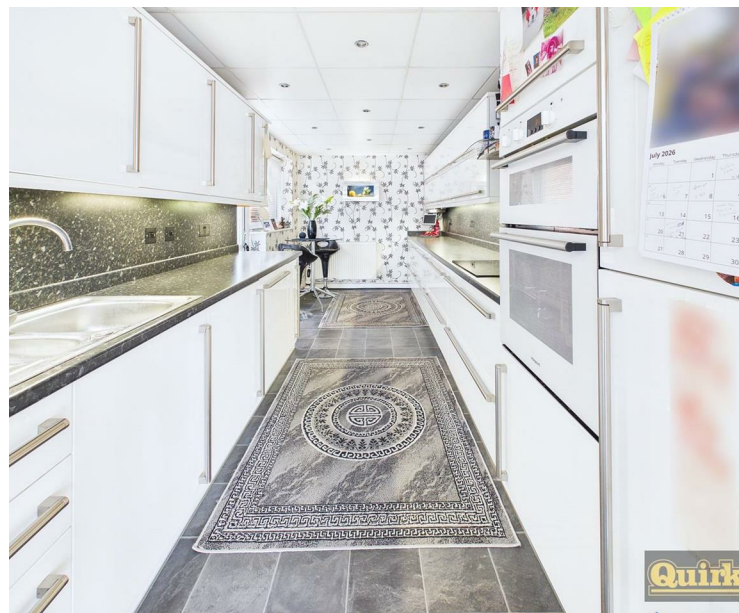
GARAGE

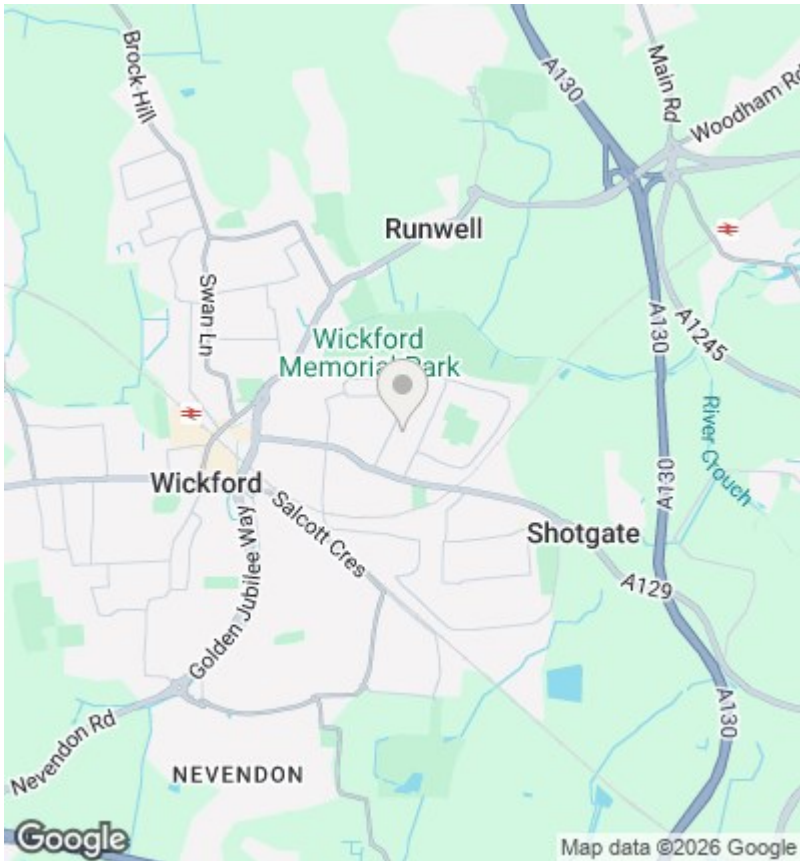
17'2 x 8'7

Accessed via remote control electric roller door, personal door to garden, power and light supplied

DISCLAIMER

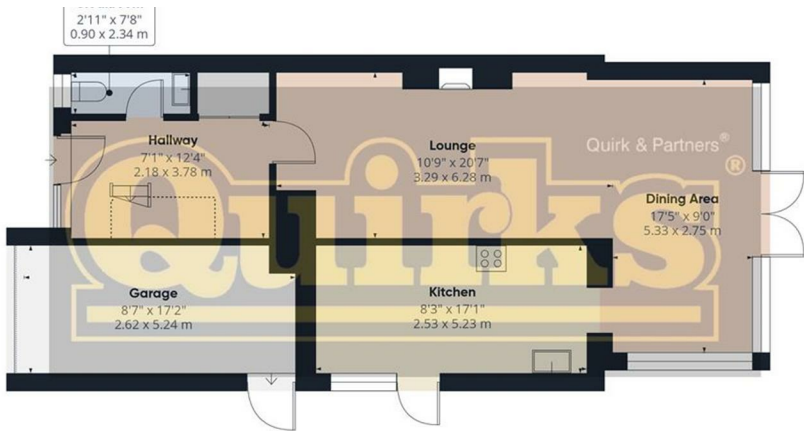
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor 0

