



Roding Way, Wickford

£375,000

- THREE BEDROOM END TERRACED
- GARAGE
- OFF ROAD PARKING
- DOUBLE GLAZED
- COUNCIL TAX - C - BASILDON
- EXTENDED
- GROUND FLOOR CLOAKROOM
- GAS CENTRAL HEATING
- POULAR WIK MEADOWS LOCATION
- EPC - D

An EXTENDED THREE BEDROOM END TERRACED HOUSE with GARAGE and OFF ROAD PARKING located in a popular CUL DE SAC on the ever popular WICK MEADOWS development.

 3

 1

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 D

Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to hall, doors to accommodation, stairs to first floor, radiator, wood effect laminate floor covering

CLOAKROOM

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

KITCHEN

8'2 x 7'10

Double glazed window to front, extensive range of units to both ground and eye level incorporating complimentary roll edged work surfaces, Built in oven and hob with cooker hood over, Glass display units, space and plumbing for additional appliance, sink unit with mixer tap and drainer, gas boiler inset to cupboard, ceramic tiled floor and splash back

LOUNGE

15'2 x 14'7

Access to under stair storage cupboard, radiator, opens to

DINING ROOM/EXTENSION

12'11 x 9'5

Constructed in Atrium style with vaulted ceiling and double glazed Bi fold doors to rear garden,

double glazed window to flank, wood effect laminate floor covering, radiator

FIRST FLOOR LANDING

Access to loft and doors to accommodation, storage cupboard

BEDROOM ONE

12'11 x 8'2

Double glazed window to rear, radiator, fitted wardrobe

BEDROOM TWO

10'5 x 8'3

Double glazed window to front, radiator

BEDROOM THREE

7'6 x 6'2

Double glazed window to rear

FAMILY BATHROOM

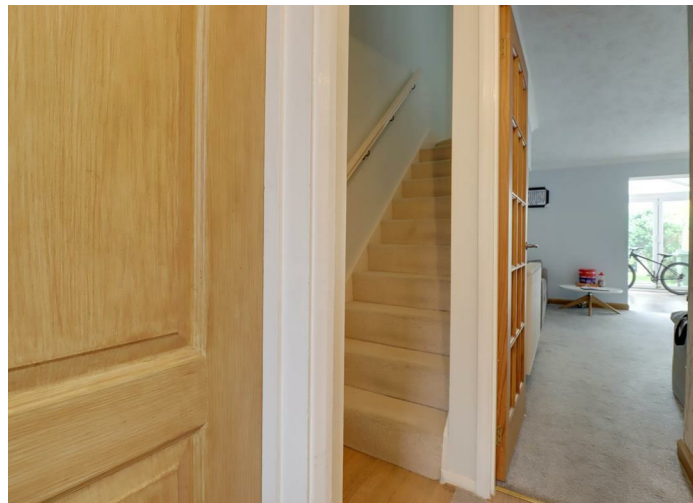
Double glazed window to front, three piece suite comprising P shaped bath with shower and screen, low flush wc, wash hand basin inset to vanity unit, heated towel rail, ceramic tiling to floor, part tiled walls

REAR GARDEN

Southerley facing rear garden, mostly lawn, side access to front, flower and shrub borders, shed

FRONT GARDEN

Small front garden with lawn



GARAGE

Situated in block at end of the road, accessed via up and over door

OFF ROAD PARKING

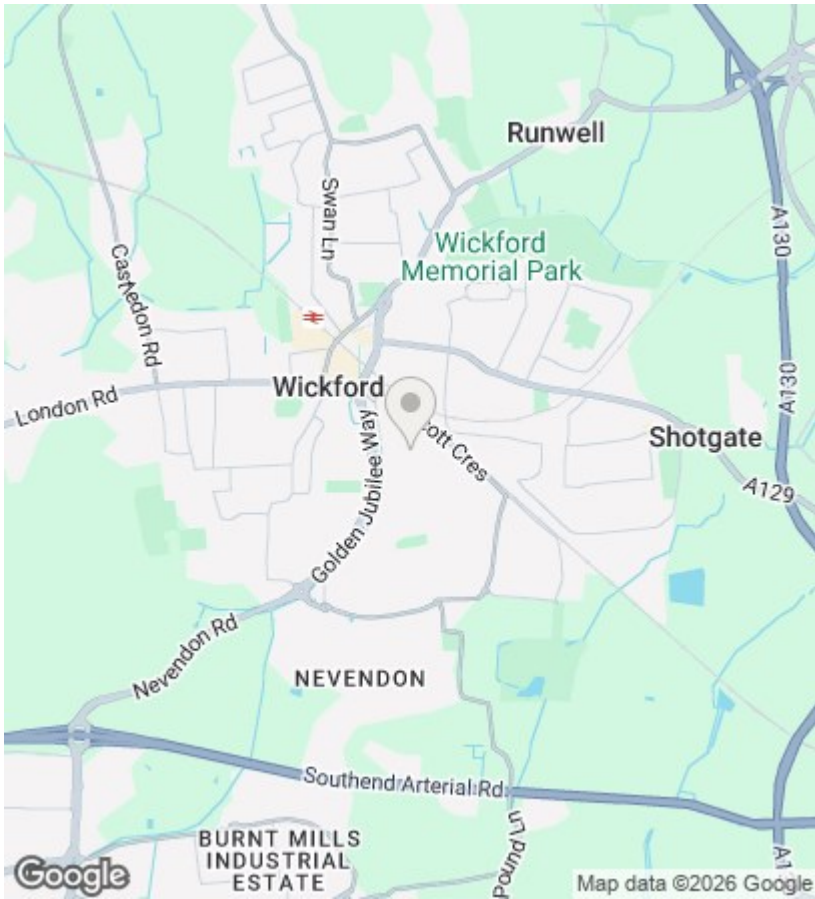
Two spaces to front of property

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.







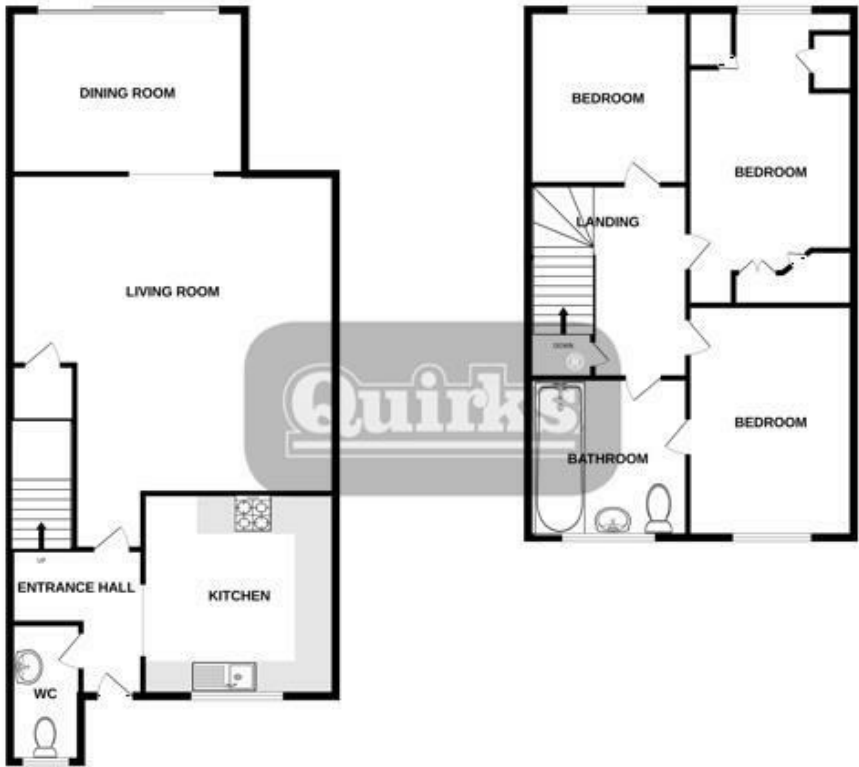
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(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

FIRST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, views, fixtures and fittings are approximate and not to scale. The floor area includes all floor space associated with the property including garages and outbuildings as reported. No appliances or services have been tested. Mortgage L2517
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