



GUIDE PRICE £325,000 - £335,000. Bear Estate Agents are excited to bring to the market this well positioned, and notably spacious TWO bedroom, end-terraced house. Melville Drive is a sought-after road located on the popular Wick Meadows Estate, within walking distance of local shops (Tesco Parade, Salcott Crescent & M&S), local primary and secondary schools, and major bus routes. Wickford Town Centre is also only 1.2 miles away, and is host to a variety of shops, services and food outlets to be enjoyed. The town centre is also host to Wickford Railway Station which helpfully connects London Liverpool Street and Stratford in 40 and 35 minutes respectively on the Greater Anglia service. Finally, the road links from this home are fantastic, with the A127, A13, A130, A12 and M25 all reachable in minutes.

- GUIDE PRICE £325,000 - £335,000
- Walking Distance to Shops and Schools
- 1.4 Miles to Wickford Railway Station
- Two Good Sized Bedrooms
- Side Access
- Sought After Wick Meadows Estate
- 1.2 Miles to Wickford Town Centre
- Spacious Rooms
- Pleasant Rear Garden
- Driveway Parking for Two Vehicles

## Melville Drive

Wickford

**£325,000**

Guide Price



# Melville Drive



The layout to this delightful home begins with a handy entrance porch, which leads through to an inviting entrance hall. The hallway is host to the stairs and adjoins a large under-stairs storage cupboard. The kitchen is found at the front of the home, and boasts an abundance of cupboard and surface space, measuring 9'10 x 7'7 in total. The boiler is housed in the kitchen and is only 3 years old. To the rear of the property is the spacious lounge/diner, measuring 12'2 x 14'6, and this has been extended upon with a smart conservatory which offers an additional 7'10 x 14'6 of living space.

The upstairs is host to two good size bedrooms and the family bathroom suite. Bedroom 1 measures 12'2 x 11'1 and benefits from a large built in storage cupboard and a large airing cupboard, both stretching over the stairs. Bedroom 2 measures 10'1 x 7'10, an offers plenty of space for a single bed and accompanying furniture. The bathroom is a three-piece suite, comprised of shower over bath, toilet and sink.

The rear garden is a good size and feels particularly private, comprised of patio and turf areas. There is also a helpful side access gate which leads through to the front. To the front is a driveway for two vehicles side by side and there is always plenty of space of on-street parking available for guests.

These homes traditionally sell very fast and are currently in high demand, so we recommend viewing at the earliest convenience. Call us today to book an appointment!

Council Tax Band: C (£1908.72)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**GUIDE PRICE £325,000 - £335,000**

**Sought After Wick Meadows Estate**

**Walking Distance to Shops and Schools**

**1.2 miles to Wickford Town Centre**

**1.4 Miles to Wickford Railway Station**

**Porch**

**Entrance Hall**

**Kitchen (9'10 x 7'7)**

**Lounge/Diner (12'2 x 14'6)**

**Conservatory (7'10 x 14'6)**

**Bedroom 1 (12'2 x 11'1)**

**Bedroom 2 (10'1 x 7'10)**

**Three-Piece Bathroom Suite**

**Ample Storage**

**Pleasant Rear Garden**

**Side Access**

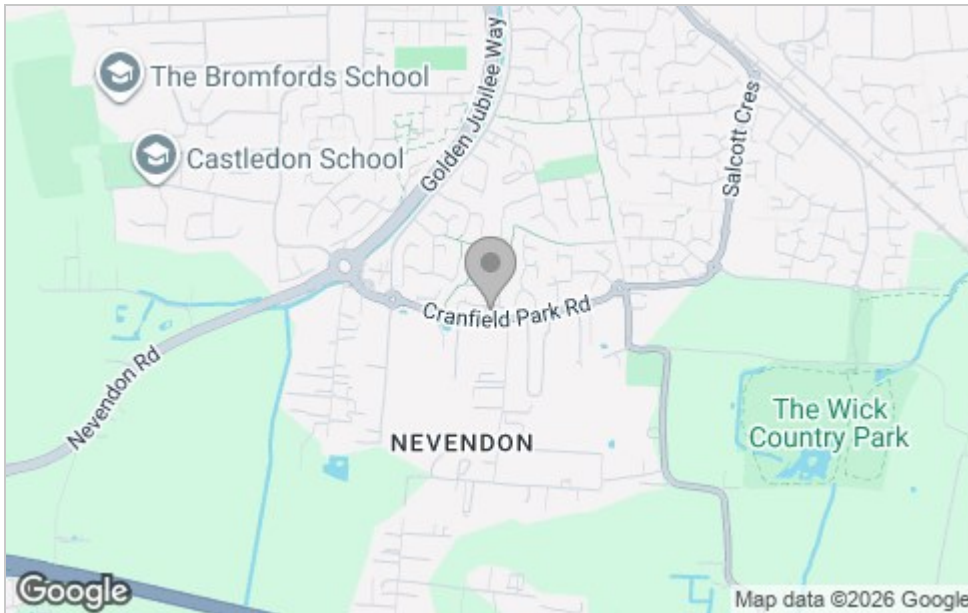
**Driveway Parking for Two Vehicles**



# Floor Plan



# Area Map



# Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

