



## Roding Way, Wickford

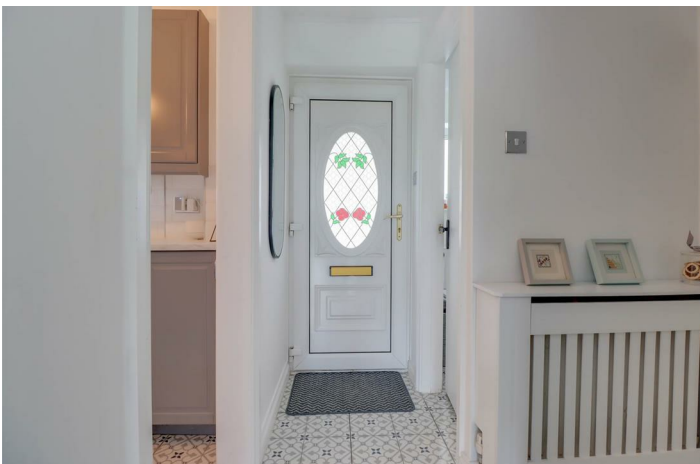
Offers Over £375,000

- Lounge/Diner 16' x 14'8
- 3 First Floor Bedrooms
- Southerly Rear Garden
- Kitchen 8' x 7'10
- Cloakroom & Bathroom
- Attached Garage

3 BEDROOM SEMI-DETACHED. ATTACHED GARAGE. CLOAKROOM & BATHROOM. 16' LOUNGE/DINER. 8' KITCHEN. Situated on the popular Wick Meadows Development within walking distance of town centre is this 3 bedroom semi-detached property benefitting from accommodation including lounge/diner 16' x 14'8, kitchen 8' x 7'10, 3 first floor bedrooms, bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, southerly garden to rear and attached garage.

 3  2  1  D

Council Tax Band:



Double glazed opaque door to:

#### ENTRANCE HALL

Radiator. Tiling to floor.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Tiled splashback. Radiator. Access to small loft.

#### KITCHEN

8' x 7'10

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with work top surfaces extending to incorporate inset sink unit with cupboard beneath. Glazed display cupboards. Built in oven, hob and extractor fan above. Space for fridge freezer and washing machine. Cupboard housing boiler. Tiling to floor and surround.

#### LOUNGE/DINER

16' x 14'8

Double glazed patio doors to rear garden. Two radiators. Under stairs cupboard. Laminate finish to floor.

#### FIRST FLOOR LANDING

Access to loft which we understand is boarded. Airing cupboard housing lagged cylinder.

#### BEDROOM ONE

13'2 x 8'6

Double glazed window to rear. Radiator.

#### BEDROOM TWO

10'4 x 8'6

Double glazed window to front. Radiator.

#### BEDROOM THREE

7'6 x 6'

Double glazed window to rear. Radiator.

#### REFITTED BATHROOM

Double glazed opaque window to front. Refitted suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Tiling to floor and surround. Radiator/rail.

#### SOUTHERLY REAR GARDEN

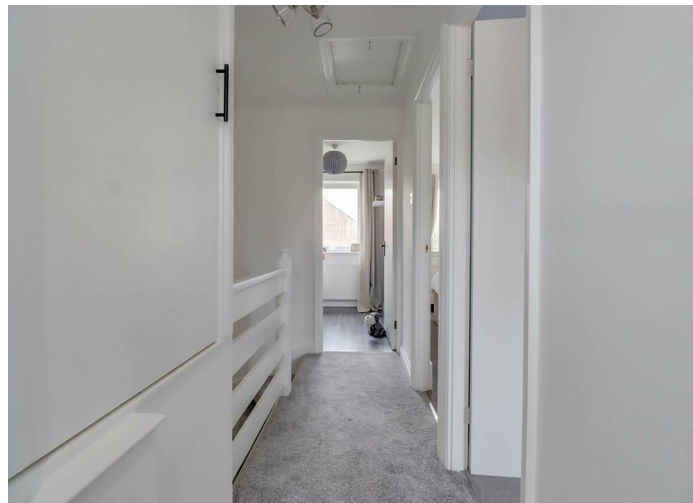
Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Shed. Courtesy door to:

#### ATTACHED GARAGE

Up and over door to front. Power and light connected.

#### 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



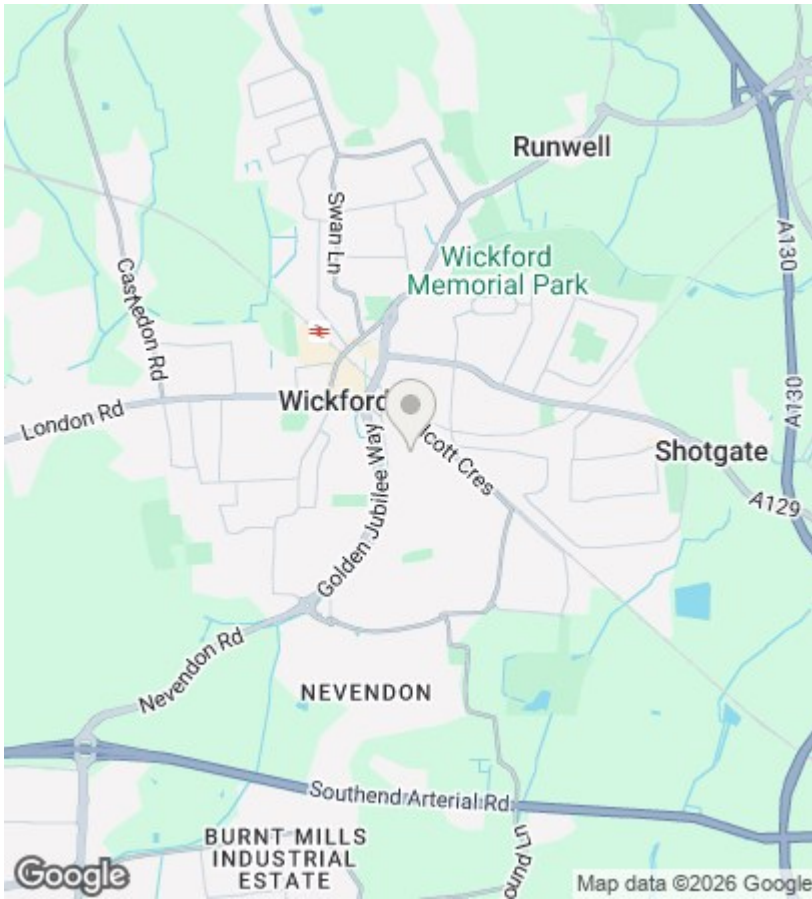
have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.

#### TIMBER/WOOD CABIN

With double doors, and windows to front and side, attached storage shed with separate door providing access.







## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 