



Irvine Place, Wickford

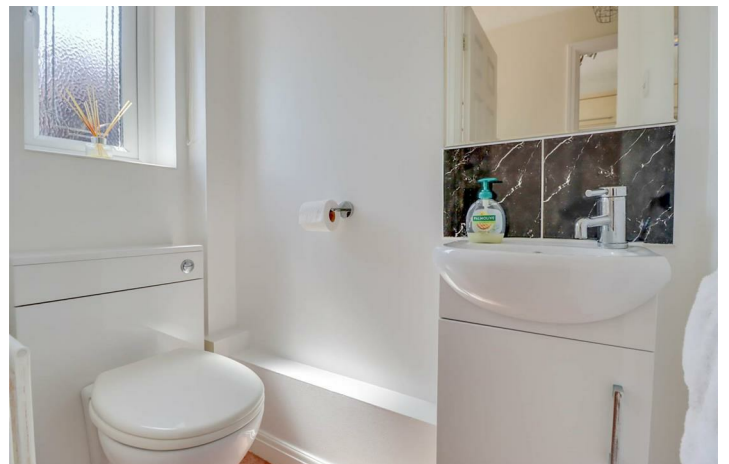
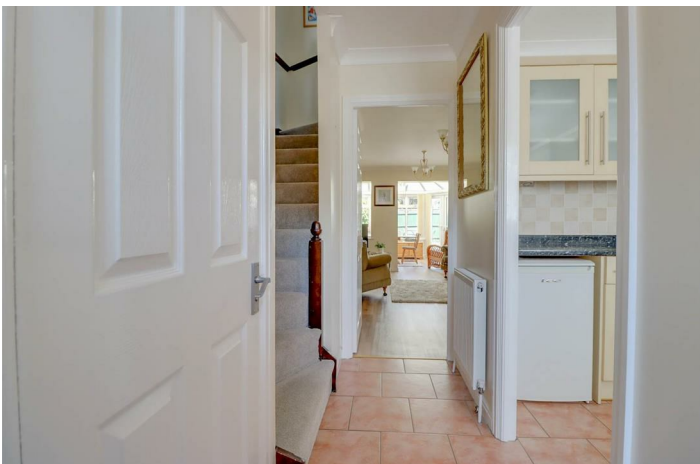
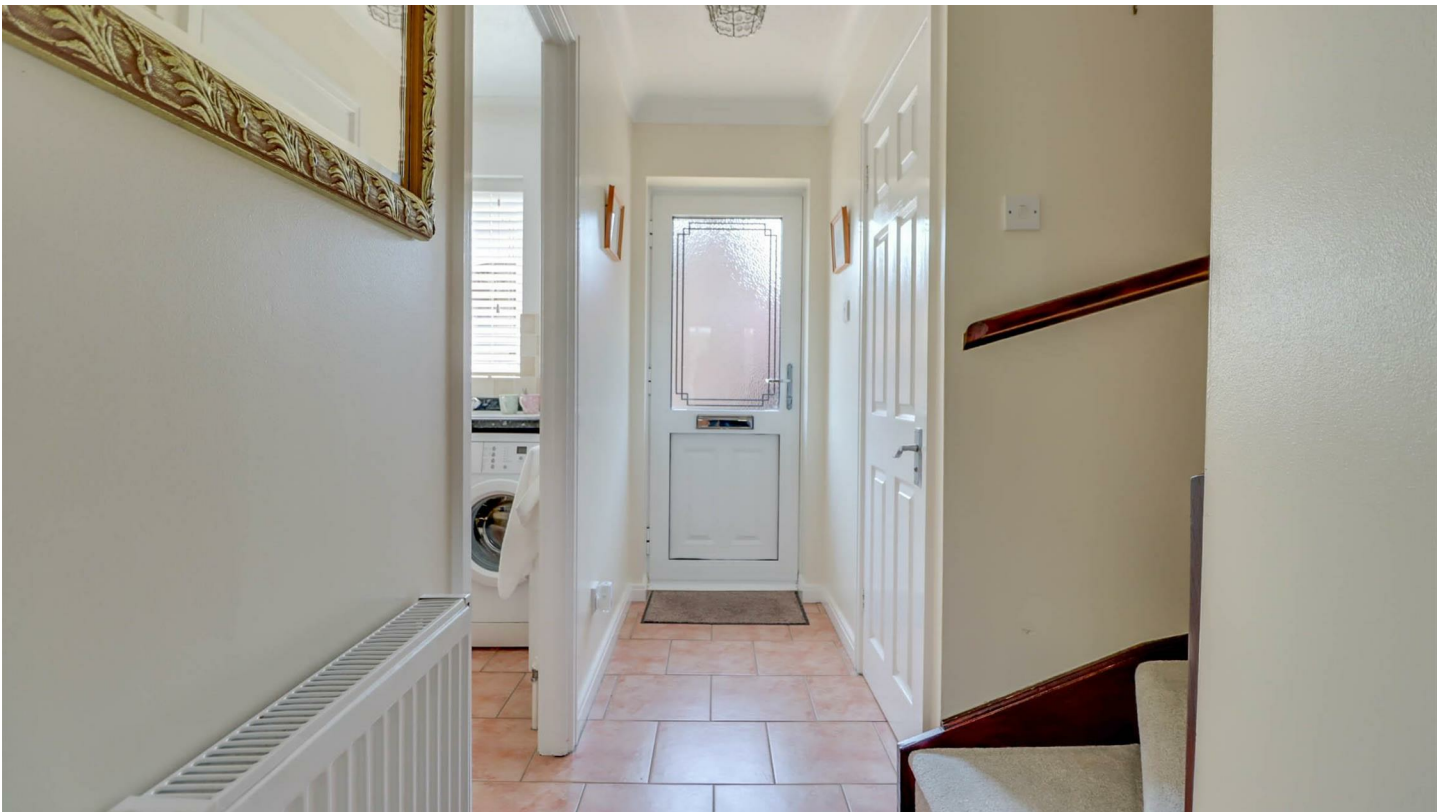
£335,000

- Lounge 16' x 12'6
- Conservatory 11'4 x 10'2
- Bathroom & Cloakroom
- Driveway to Front
- Kitchen 10' x 6'
- 2 First Floor Bedrooms
- Easy Maintenance Garden

2 BEDROOM END TERRACED. EASY MAINTENANCE GARDEN TO REAR. DRIVEWAY TO FRONT. NO ONWARD CHAIN, Situated on the popular Wick Meadows development close to local shops, park, school, medical centre and within easy access of town centre and station is this 2 bedroom end terraced property benefitting from accommodation including lounge 16' x 12'6", kitchen 10' x 6', conservatory 11'4" x 10'2", 2 first floor bedrooms, bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) easy maintenance garden to rear and driveway to front providing off street parking. No onward chain.



Council Tax Band: C



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested). Tiling to floor. Coved ceiling.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin with cupboards beneath. Coved ceiling. Tiled surround.

KITCHEN

10' x 6'
Double glazed window to front. Radiator (untested). Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Space for washing machine and fridge freezer. Built in oven and hob (all untested). Cupboard housing back boiler (untested). Tiled surround.

LOUNGE

16' x 12'6"
Under stairs cupboard housing electric meter. Radiator (untested). Coved ceiling. Laminate finish to floor. Square archway to:

CONSERVATORY

11'4 x 10'2"
Brick base with double glazed windows to sides and rear. Double glazed French doors to rear garden. Vaulted ceiling. Laminate finish to floor. Radiator (untested).

FIRST FLOOR LANDING

Airing cupboard. Access to loft which we understand is part boarded with light (untested).

BEDROOM ONE

10'8 x 9'10"
Double glazed window to rear. Radiator (untested). Three built in double wardrobe cupboards.

BEDROOM TWO

12'6 x 9'
Double glazed window to front. Two radiators (untested). Coved ceiling. Over stairs cupboard.

BATHROOM

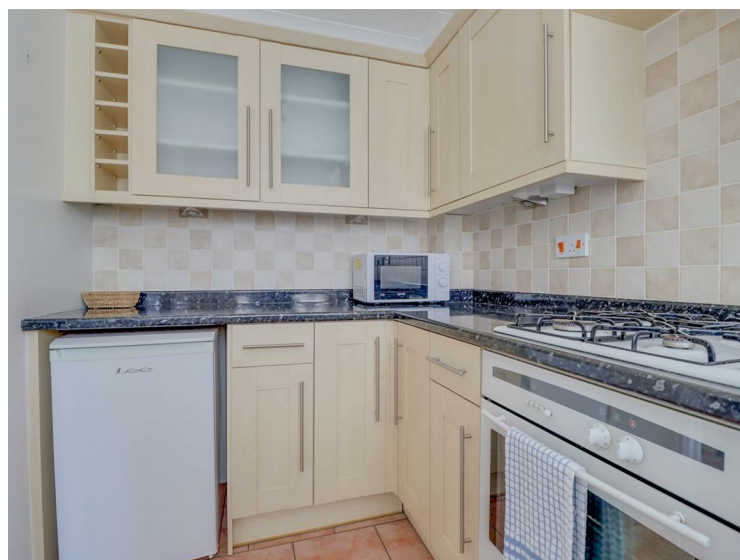
Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Tiled surround. Radiator/rail (untested). Shaver point (untested).

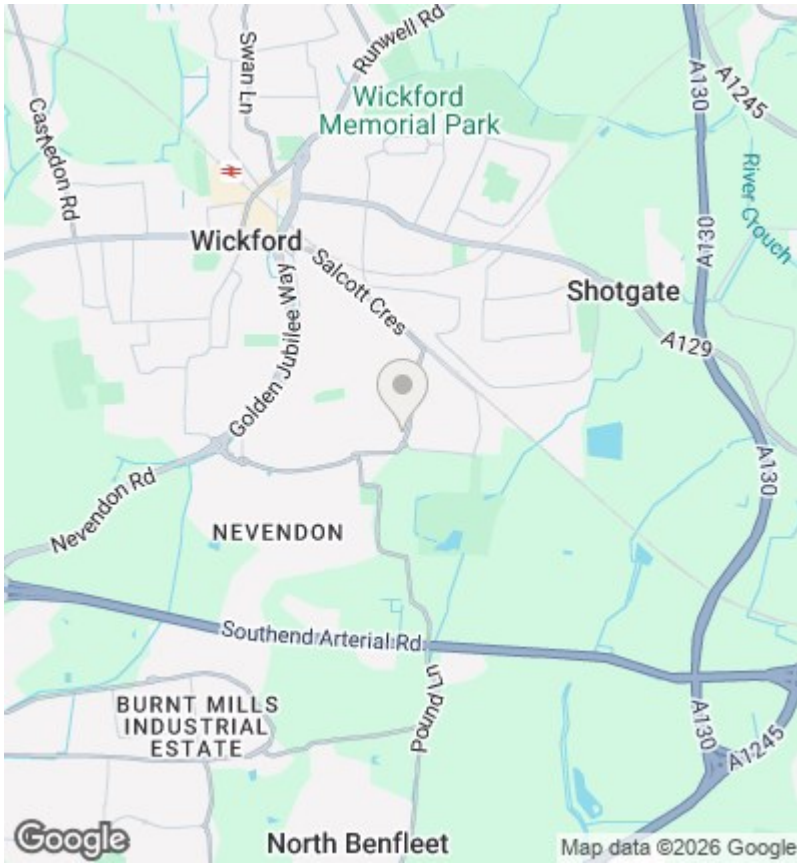
REAR GARDEN

The property benefits from easy maintenance rear garden with decking. Shed. Fencing to side and rear boundaries. Access to side. External tap (untested).

DRIVEWAY

The property benefits from driveway to front providing off street parking.



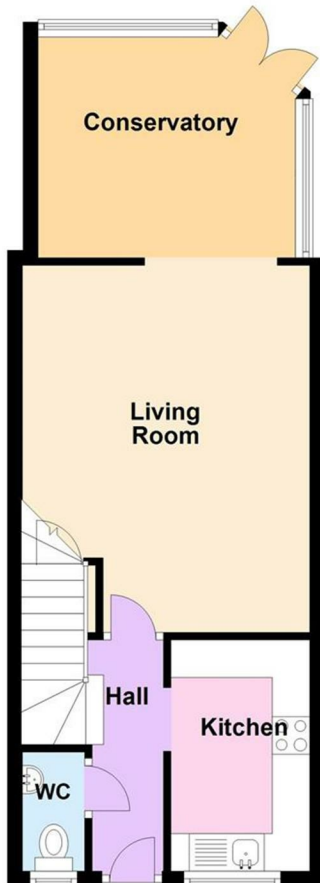


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor
Approx. 30.9 sq. metres (332.4 sq. feet)

