



## Sudbrook Close, Wickford

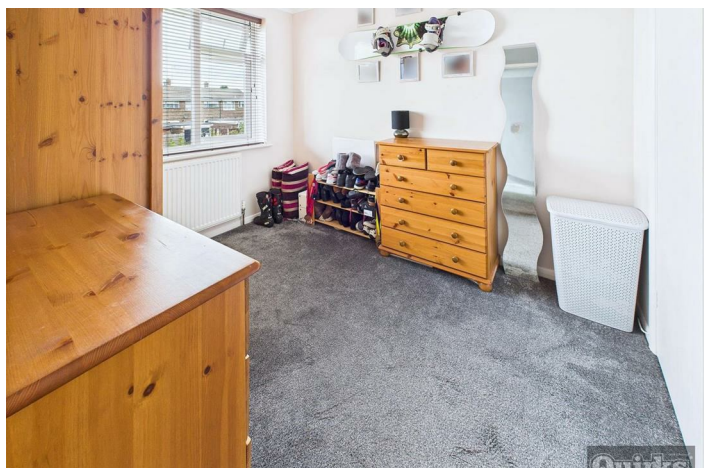
Offers Over £350,000

- THREE BEDROOMS
- DOUBLE GLAZED
- MODERN KITCHEN
- CLOSE TO TOWN CENTRE
- COUNCIL TAX - C- BASILDON
- DETACHED GARAGE
- GAS CENTRAL HEATING
- LOG BURNER IN LOUNGE
- VIRTUAL TOUR ONLINE
- EPC - C

A THREE BEDROOM house with GARAGE located in a popular location in WICKFORD. All local AMENITIES are nearby including SCHOOLS, HIFG STREET and MAINLINE RAILWAY STATION. This home has been lovingly cared for by the current owners and maintained to a high standard and therefore we would recommend interested applicants view internally as to avoid disappointment.



Council Tax Band: C



### ENTRANCE HALL

Part double glazed street door, door to Lounge, stairs to first floor, meter cupboard, radiator

### LOUNGE

15'6 x 12'6

Double glazed window to front, door to kitchen diner, wood effect laminate floorcovering, log burner inset to fireplace, radiator

### KITCHEN/DINER

15'9 x 9'3

Double glazed window and double glazed French doors to garden, part tiled and part wood effect floor covering, range of units to ground and eye level, modern units to both ground and eye level, inset sink unit with drainer and mixer tap, space and plumbing for washing machine, integrated dishwasher, fitted hob and oven with hood over, ceramic tiled splash backs, recess for fridge/freezer, radiator, access to under stair cupboard

### LANDING

Access to loft and accommodation

### BEDROOM ONE

13 x 9'2

Double glazed window to front, radiator, fitted wardrobe

### BEDROOM TWO

9'5 x 7'7

Double glazed window to rear, radiator, fitted cupboard

### BEDROOM THREE

7'5 x 6'7

Double glazed window to front, radiator, fitted cupboard

### BATHROOM

Double glazed window to rear, panelled bath with shower and screen, pedestal wash hand basin, heated towel rail, tiled walls and tiled floor, heated towel rail

### REAR GARDEN

Patio to fore, remainder laid to Astro turf with borders for flower and shrubs, double opening gates at bottom of garden, large enough to get a vehicle through, personal door to garage

### FRONT GARDEN

Mostly lawn with path to front door

### GARAGE

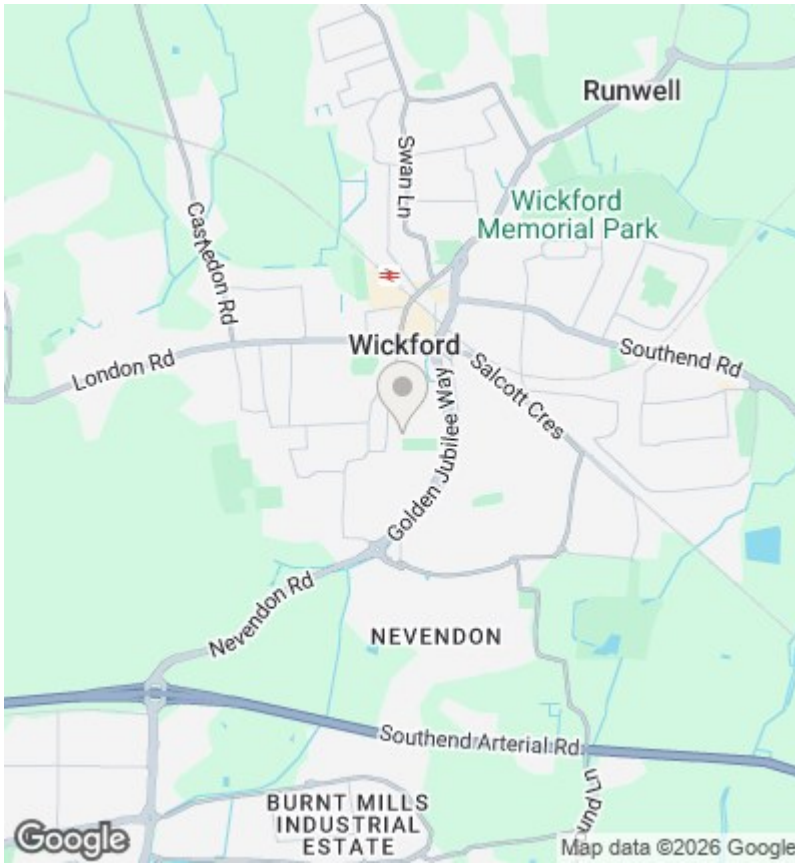
16'7 x 8'3

Up and over door, power and light, personal door to garden

### 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.





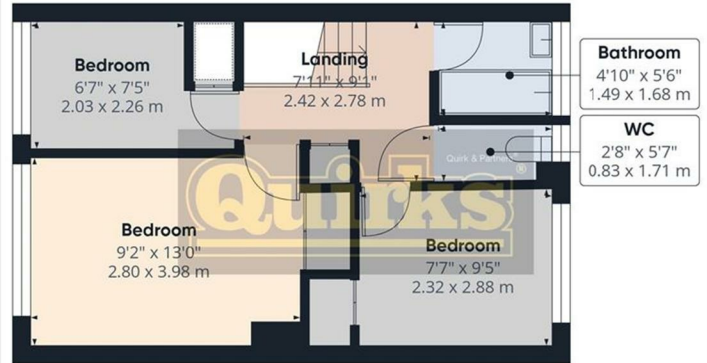
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor 0 Building 1



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