

## St. Charles Drive, Wickford

£350,000

- TWO BEDROOM SEMI DETACHED
- DOUBLE GLAZED WINDOWS AND DOORS
- GAS CENTRAL HEATING
- POPULAR CUL DE SAC LOCATION
- COUNCIL TAX BAND - C -BASILDON
- OFF ROAD PARKING
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- MODERN KITCHEN AND BATHROOM
- EPC - D

A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE has come to market in a popular CUL DE SAC location within WICKFORD. This home has been well maintained by the current owner and is ready to move into. Offered with NO ONWARD CHAIN and having GAS CENTRAL HEATING, DOUBLE GLAZING and OFF ROAD PARKING we would urge interested applicants to contact QUIRKS who hold keys for immediate viewing.



Council Tax Band: C



### ENTRANCE HALL

Base of stairs to first floor, with under stair cupboard, wood effect laminate floor covering, open aspect to LOUNGE, door to KITCHEN

### LOUNGE

Double glazed window to front and flank, wood effect laminate floor covering, radiator

### KITCHEN

Double glazed window to rear and flank with further double glazed door to rear garden, range of fitted units to ground and eye level incorporating complimentary roll edged work surfaces with inset sink, drainer and mixer tap, fitted oven hob and cooker hood over, space for washing machine and dishwasher, recess for fridge freezer, radiator, wood effect laminate floor covering.

### BEDROOM ONE

Double glazed window to front, radiator

### BEDROOM TWO

Double glazed window to rear, radiator

### BATHROOM

Double glazed window to flank, three piece suite comprising panelled bath with shower and screen, wash hand basin inset to vanity, low lush wc, fully tiled, radiator

### FRONT GARDEN

Block paved and shingle used for off road parking, side gate to rear garden

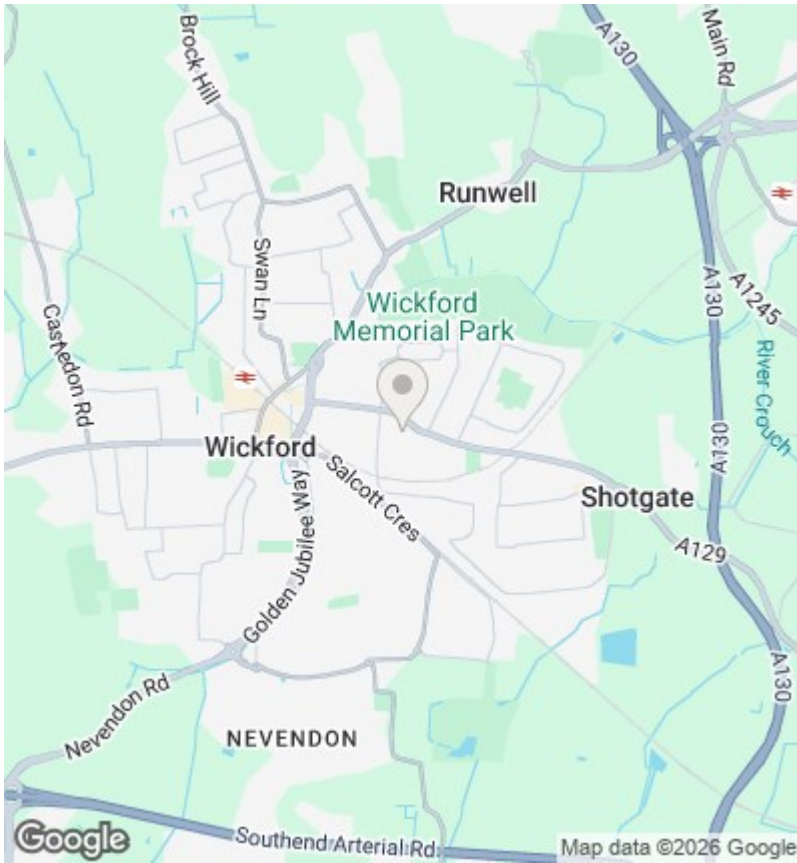
### REAR GARDEN

Side gate to front, shingle area, outside electrical power socket, remainder laid mostly to lawn and fenced to all boundaries.

### 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.

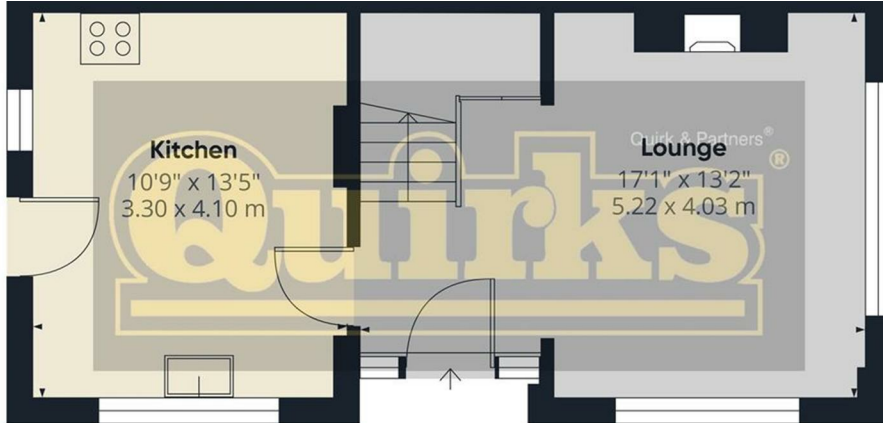




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0

