MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Pine Close, Wickford







Morgan Brookes believe - Situated within easy access of the High Street, Train Station & local amenities this 2 bedroom terrace bungalow offers peaceful & safe living for its new owner. The property benefits from 2 double bedrooms, convenient wet room/WC, good size living room & low maintenance rear garden. Further benefits include resident only parking, communal lounge, laundry room & gardens & offered with No Onward Chain.

Our Sellers love – How spacious the property is, its location in a safe and quiet area, the welcoming community, and the easy access to local amenities.

Key Features

- Retirement Bungalow.
- Two Bedrooms.
- Wet Room.
- No Onward Chain.
- Resident Only Parking.
- Low Maintenance Rear Garden.
- Communal Gardens.
- Communal Lounge & Laundry Facilities.
- Easy Access To High Street & Station.
- Call Morgan Brookes Today!

Guide Price £200,000 - £230,000

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Entrance
Obscure double glazed door to:

Hallway
Built in storage cupboard housing hot water tank, radiator, coving to ceiling incorporating loft access, doors to:

Bedroom 1
12' 10" x 8' 3" (3.91m x 2.51m)
Double glazed window to front aspect, radiator, fitted mirror fronted wardrobes, coving to ceiling, carpet flooring.

Bedroom 2
11' 3" x 7' 5" (3.43m x 2.26m)
Double glazed window to front aspect, radiator, carpet flooring.

Wet Room
Walk in shower area with wall mounted shower unit, pedestal hand basin, low level WC, part tiling to walls, extractor fan, vinyl flooring.

Living / Dining Room
16' 4" x 11' 9" (4.97m x 3.58m)
Double glazed patio doors to rear garden, radiator, coving to ceiling, carpet flooring, door to:

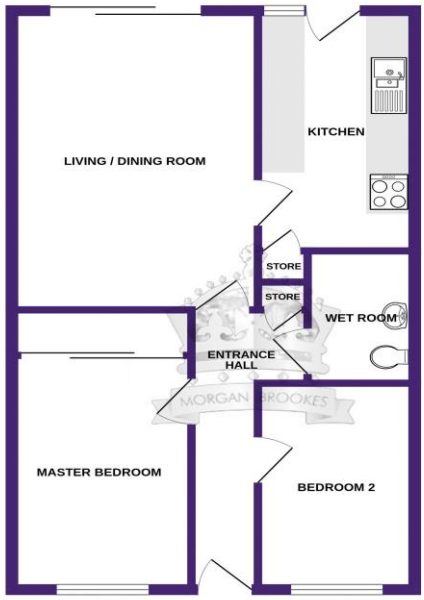
Kitchen
11' 10" x 7' 3" (3.60m x 2.21m)
Double glazed window & door to rear aspect, fitted range of base & wall mounted units, roll edge work surfaces incorporating one & 1/2 bowl sink & drainer unit, space & plumbing for appliances, splash back tiling, wall mounted boiler, built in storage cupboard, radiator, vinyl flooring.

Rear Garden
Paved patio area immediately from rear of the property, various shrubs & flowers to the remainder of the garden, shed (to remain).

Front Of Property
Communal gardens, resident only parking.

Additional Information
There is a communal lounge & laundry facilities.
Remaining Lease Term : 99 Years.
Service Charge : £115.00 per month.
Ground Rent : £0.00.

GROUND FLOOR



MORGAN BROOKES LTD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information
Basildon Borough Council
Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.