



Bear Estate Agents are thrilled to bring to the market this well-positioned ONE bedroom, 'corner house' located on the highly desirable Wick Meadows estate in Wickford. Broad Oaks is a quaint road within walking distance of local shops (Tesco parade, Salcott Crescent), local schools and bus routes. The home is also only 0.7 miles away from the vast array of shops, services and food outlets located on Wickford High Street. A 0.1 mile walk further is Wickford Railway Station which helpfully provides access to Stratford & London Liverpool Street.

- Highly Sought After Wick Meadows Location
- Walking Distance to Local Schools, Local Shops and Bus Routes
- 0.7 Miles to Wickford High Street
- 0.8 Miles to Wickford Railway Station
- Lounge (13'0 x 9'9)
- Kitchen (9'7 x 6'8)
- Bedroom (13'0 x 9'1)
- Three-Piece Bathroom Suite
- Combi Boiler Located in Loft
- Allocated Parking Space

Broad Oaks

Wickford

£245,000



Broad Oaks



The front door of this home opens into the lounge which measures 13'0 x 9'9 and boasts a large window which overlooks the street. Adjoining the lounge is the kitchen which offers ample cupboard and surface space, measuring 9'7 x 6'8. There is also an under-stairs storage cupboard, accessed from the kitchen.

The upstairs hosts a large double bedroom, measuring 13'0 x 9'1 and there is also a three-piece bathroom suite, comprised of shower over bath, toilet and sink. Completing the layout is a large cupboard which stretches over the stairs.

The loft in this home is boarded for storage and hosts a combi boiler which has been regularly serviced.

Outside the front of the home is an allocated parking space and there is potential for a driveway to the front, requiring permission for a dropped curb.

These one bedroom houses are few and far between and highly desirable, so call us today to organise a viewing and see the home first hand!

Council Tax Band: B (£1670.13)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

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0.7 Miles to Wickford High Street

0.8 Miles to Wickford Railway Station

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Kitchen (9'7 x 6'8)

Bedroom (13'0 x 9'1)

Three-Piece Bathroom Suite

Ample Storage

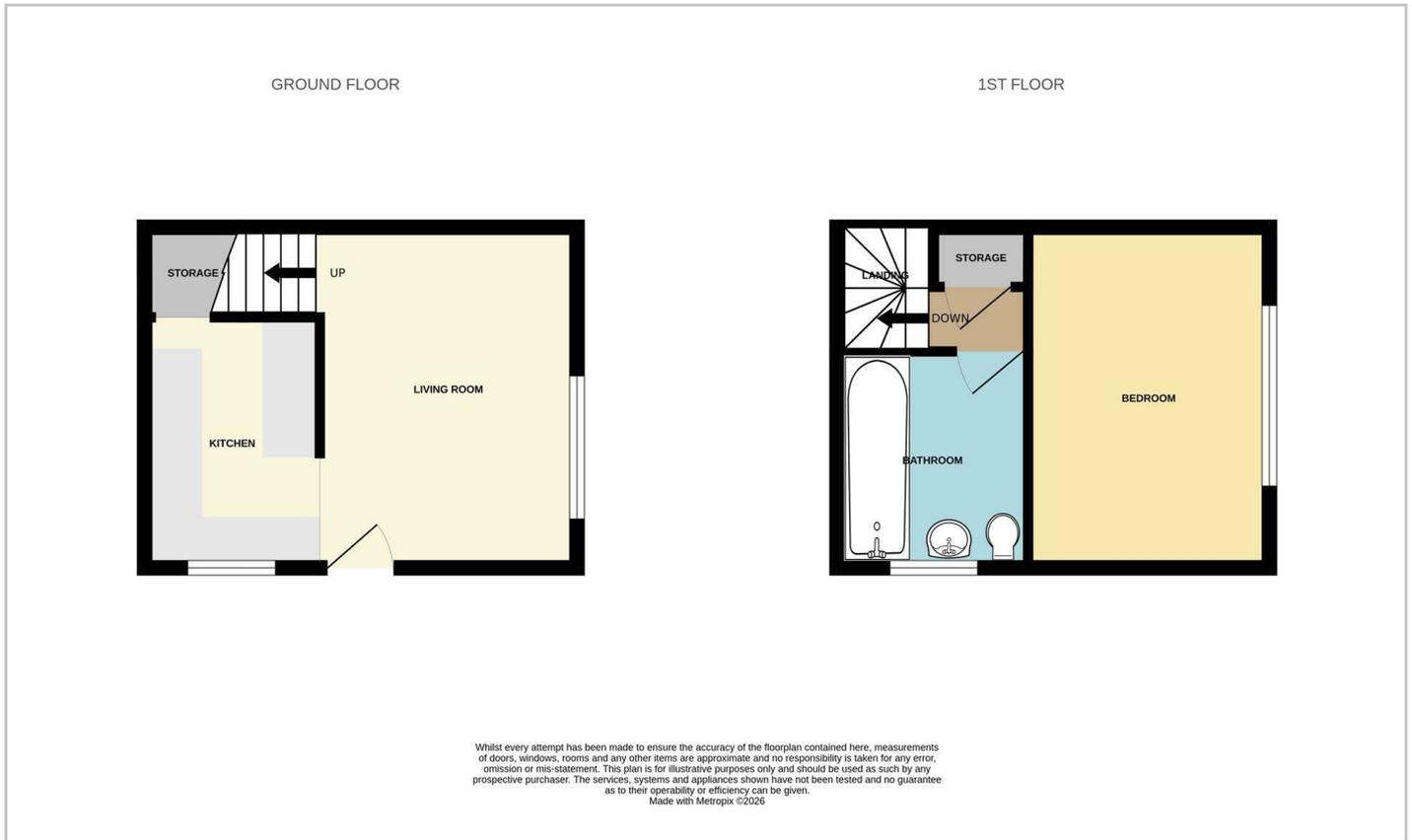
Combi Boiler Located in Loft

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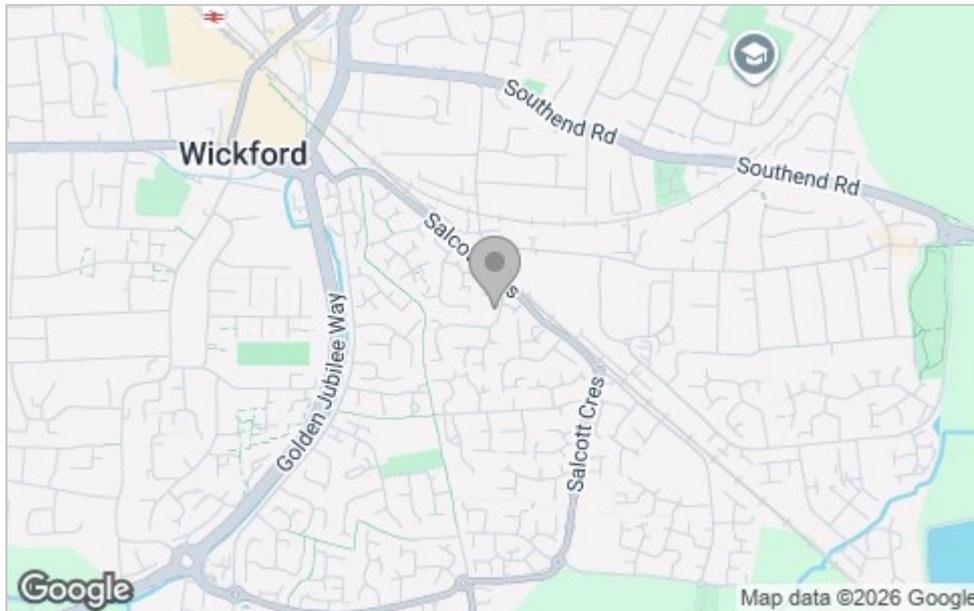
Potential for Further Parking (STP)



Floor Plan



Area Map



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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