



Bear Estate Agents are thrilled to bring to the market this extremely well-cared for a desirably located THREE bedroom, terraced house. Ulting Way is a quaint road located off of the sought after Beauchamps Drive, within walking distance of local shops (Tesco parade, Southend Road), local 'Outstanding' schools, and reliable bus routes. The property is also a stones throw away from the expansive and popular Memorial Park! Wickford High Street is only 1.3 miles away from the home, offering an array of shops, services and food outlets. A short walk further at 1.4 miles from the home is Wickford Railway Station which helpfully connects Stratford and London Liverpool Street on the Greater Anglia Service.

- Highly Sought After Location
- 1.3 Miles to Wickford High Street
- Ground Floor WC
- Three Double Bedrooms
- South-West Facing Rear Garden
- Walking Distance to Schools, Shops and Bus Routes
- 1.4 Miles to Wickford Railway Station
- Two Reception Rooms
- Three-Piece Shower Room
- Paved Driveway to Front

Ulting Way

Wickford

£425,000



Ulting Way



The internal layout of this delightful property begins with a large entrance hall which hosts the stairs, a large storage cupboard, and adjoins the dining room, lounge and ground floor WC. The dining room overlooks the front of the home and measures an impressive 14'6 x 8'6 at maximum dimension. The lounge is found at the rear of the home, measuring 16'10 x 11'0 and boasting a large window which maximises the intake of natural light throughout the day. The kitchen boast modern units and offer an abundance of cupboard space, measuring 16'10 x 7'6 and offering a door into the rear garden.

The upstairs of this home is equally impressive, boasting THREE great sized bedrooms and a family bathroom suite. All three bedrooms can comfortably fit a double bedroom, measuring 13'5 x 9'11, 13'5 x 8'9 and 12'2 x 8'1 respectively. The shower room is a modern three-piece suite comprised of walk-in shower, toilet and sink. There is also a large storage cupboard accessible from this room.

The rear garden has been beautifully maintained and is SOUTH-WEST facing, soaking up the sun throughout the day, and particularly in the evenings. There is a rear access gate to the garden, helpfully providing access for bins and gardening tools to be taken back and forth without having to go through the house. Completing this marvellous home is a paved driveway to the front of the home, large enough for two vehicles side by side.

This home is ideally located, highly spacious and excellently presented, so we highly recommend and viewing to see all of the benefits first hand. Call us today to organise an appointment!

Council Tax Band: D (£2147.31)

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.

Highly Sought After Location

Walking Distance to Schools, Shops and Bus Routes

1.3 Miles to Wickford High Street

1.4 Miles to Wickford Railway Station

Entrance Hall

Ground Floor WC

Lounge (16'10 x 11'0)

Modern Kitchen (16'10 x 7'6)

Dining Room (14'6 x 8'6 max)

Bedroom 1 (13'5 x 9'11)

Bedroom 2 (13'5 x 8'9)

Bedroom 3 (12'2 x 8'1)

Three-Piece Shower Room

Ample Storage

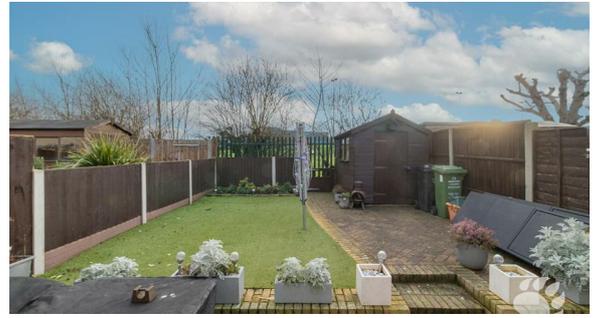
South-West Facing Rear Garden

Rear Access to Garden

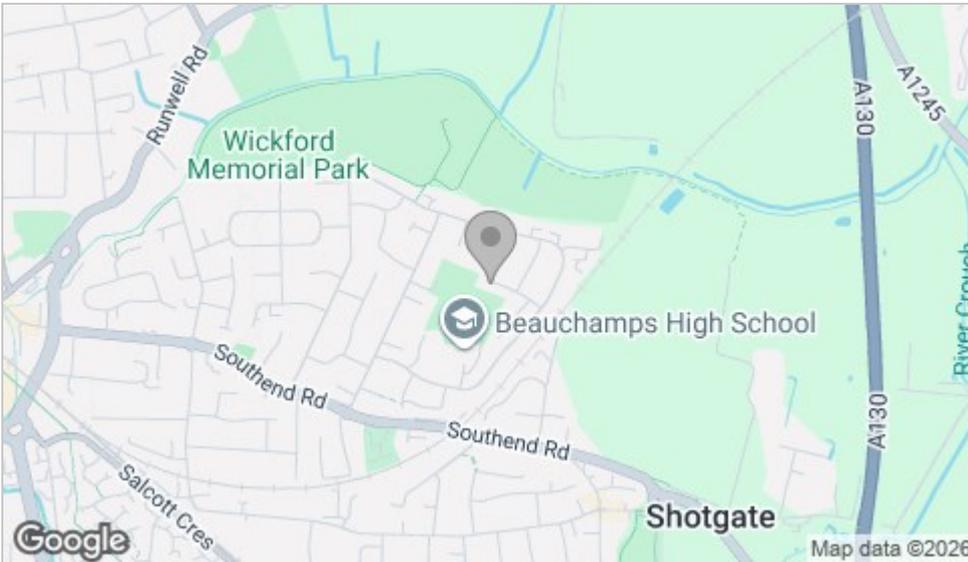
Paved Driveway to Front



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	