

## The Hastings, Wickford

£425,000

- Lounge/Kitchen/Dining 25'3 x 18'1
- 3 First Floor Bedrooms
- Garden to Rear
- Integral Garage
- Ground Floor Cloakroom
- Family Shower Room
- Driveway to Front
- New Electrics & Boiler

3 BEDROOM PART REFURBISHED SEMI-DETACHED. GARDEN TO REAR. INTEGRAL GARAGE. DRIVEWAY TO FRONT. Situated in a pleasant cul-de-sac location close to town centre and station, is this spacious 3 bedroom semi-detached property having been part refurbished throughout. The property's accommodation comprises of lounge/kitchen/dining 25'3 x 18'1, ground floor cloakroom, 3 first floor bedrooms and family shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) air conditioning units to bedrooms, garden to rear, integral garage and driveway to front providing off street parking. EPC Rating D.

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Council Tax Band:



Double glazed door to:

#### ENTRANCE PORCH

8'6 x 6'

Double glazed window to front. Radiator (untested).

Tiling to floor. Internal door to garage.

#### ENTRANCE HALL

11'2 x 9'4

Parquet finish to floor.

Upright radiator (untested). Under stairs storage cupboard.

#### GROUND FLOOR

##### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Tiling to floor.

##### LOUNGE/DINING/KITCHEN

25'3 x 18'1

Double glazed Bi-folding doors with blinds to rear garden. Multifuel burner.

##### KITCHEN AREA

Double glazed window to side with blind. Range of newly fitted base and wall mounted units providing drawer and cupboard space with Quartz worktop surface extending to incorporate inset sink unit with cupboard beneath. Island unit. Built in double oven,

microwave, hob and extractor fan (all untested). Integrated fridge freezer and dishwasher (appliances untested).

#### FIRST FLOOR LANDING

12'3 x 3'6

Double glazed window to rear. Airing cupboard. Access to loft which is fully boarded with ladder connected.

#### BEDROOM ONE

14'10 x 11'

Double glazed window to front with blinds. Laminate finish to floor. Radiator (untested). Built in wardrobe cupboards. Air conditioning unit (untested).

#### BEDROOM TWO

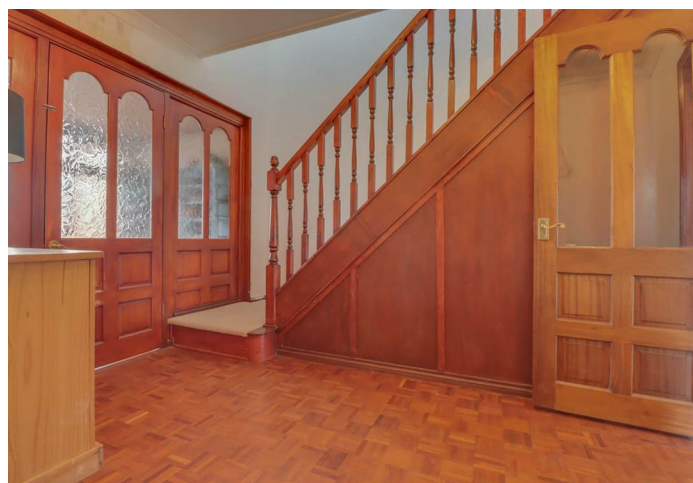
13'8 x 9'3

Double glazed window to rear with vertical blind. Radiator (untested). Air conditioning unit (untested).

#### BEDROOM THREE

13'8 x 8'6

Double glazed window to rear with vertical blind. Radiator (untested). Air conditioning unit (untested).



### FAMILY SHOWER ROOM

Double glazed opaque window to side. Newly fitted three piece suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Chrome heated towel rail (untested). Extensive tiling to floor and walls.

### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Access via gate to side. Fencing to boundaries.

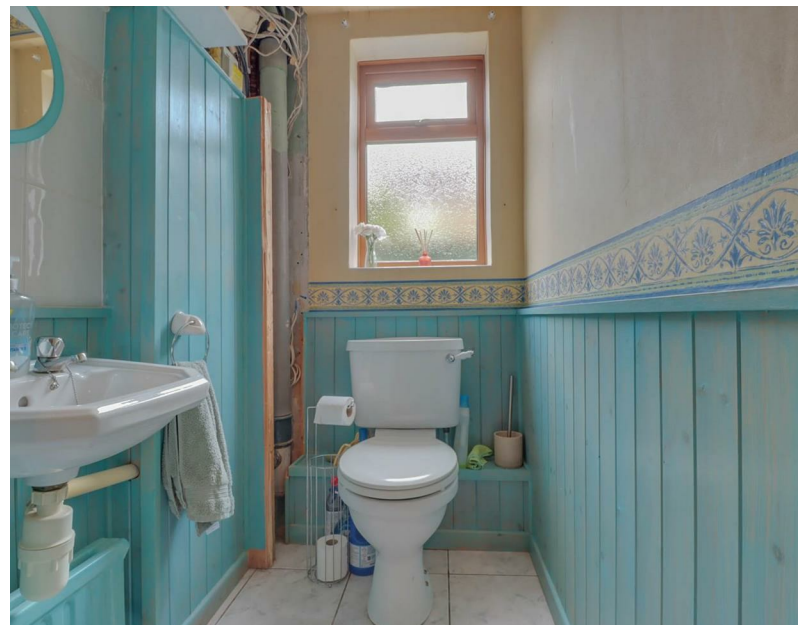
### DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.

### INTEGRAL GARAGE

15'6 x 8'5

Up and over door to front. Double glazed door to side. Space for washing machine and tumble dryer.







## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

