



## Bromfords Drive, Wickford

£390,000

- Lounge 21'8 x 10'10
- 4 First Floor Bedrooms
- Garden to Rear
- Modernisation Required
- Kitchen/Diner 19'8 x 6'10
- Bathroom
- Integral Garage & Driveway
- No Onward Chain



4 BEDROOM SEMI-DETACHED. INTEGRAL GARAGE & DRIVEWAY. GARDEN TO REAR. MODERNISATION REQUIRED. NO ONWARD CHAIN. Situated in this established and popular location on the Nevendon Road side of Wickford close to local schools, shops and town centre with its mainline station is this 4 bedroom semi-detached property requiring modernisation. The accommodation comprises of lounge 21'8 x 10'10, kitchen/diner 19'8 x 6'10, 4 first floor bedrooms and family bathroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) pleasant garden to rear, integral garage & driveway. The property is offered with no onward chain.



Council Tax Band: D



Double glazed opaque door and double glazed panelling to:

#### ENTRANCE HALL

Built in double cupboard. Radiator (untested).

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Tiled splashback.

#### LOUNGE

21'8 x 10'10

Double glazed patio doors to rear garden. Radiator (untested). Coved ceiling. Fireplace.

#### KITCHEN/DINER

19'8 x 6'10

Double glazed windows to rear and side. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for washing machine, fridge freezer and cooker. Upright storage cupboards.

#### FIRST FLOOR LANDING

Access to loft.

#### BEDROOM ONE

14' x 9'4

Double glazed window to rear. Radiator (untested).

Mirror fronted wardrobe cupboards.

#### BEDROOM TWO

12' x 8'8

Double glazed window to rear. Radiator (untested).

#### BEDROOM THREE

11'6 x 6'6

Double glazed window to front. Radiator (untested). Built in wardrobe cupboards. Over stairs shelf.

#### BEDROOM FOUR

8'8 x 8'4

Double glazed window to front. Radiator (untested). Double airing cupboard housing lagged cylinder (untested).

#### BATHROOM

6'4 x 5'6

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiled surround. Radiator (untested).

#### REAR GARDEN

Commencing with paved patio to immediate rear with the remainder laid to lawn. Fencing and hedge to boundaries. Access via path and gate to side. Courtesy door to:

#### INTEGRAL GARAGE

Up and over door to front. Driveway to front



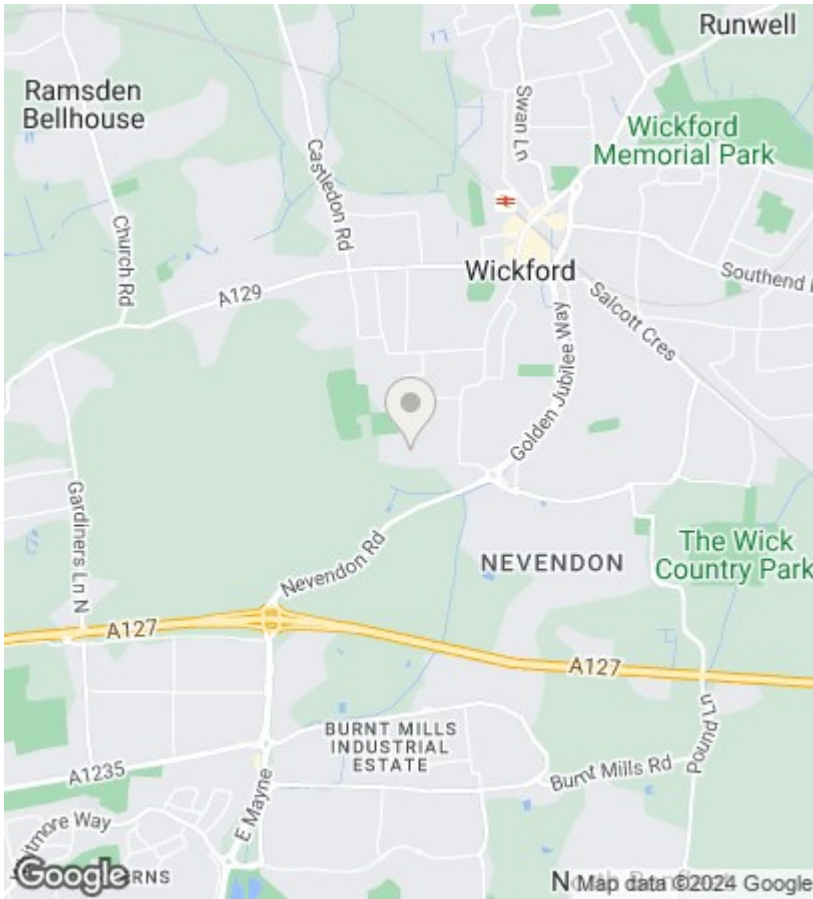


providing off street parking.






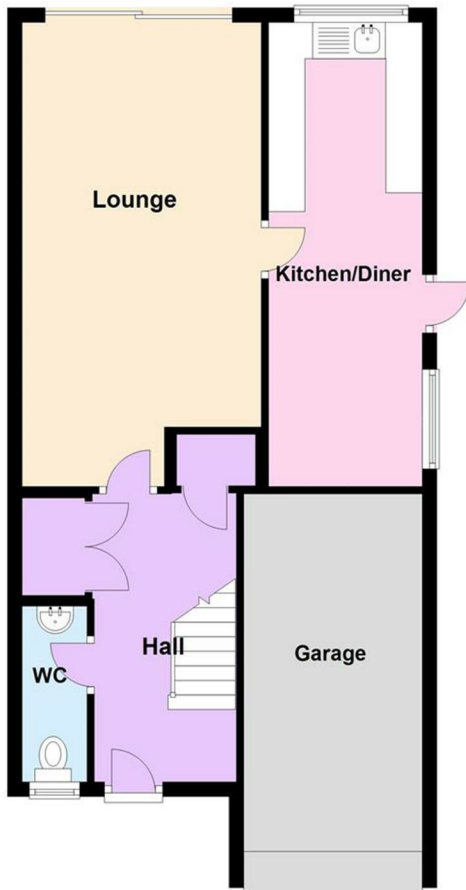




## EPC Rating:

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

Approx. 63.0 sq. metres (678.1 sq. feet)



Approx. 50.8 sq. metres (546.4 sq. feet)

