



## Bromfords Drive, Wickford

£375,000

- Dining Hall 14'4 x 10'4
- Kitchen 9'10 x 7'8
- Bathroom
- Integral Garage
- Spacious Lounge 23'2 x 17'10
- 3 First Floor Bedrooms
- 40ft Garden To Rear
- Driveway to Front

3 BEDROOM SEMI-DETACHED REQUIRING SOME MODERNISATION. 40FT GARDEN TO REAR. INTEGRAL GARAGE & DRIVEWAY. 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 3 bedroom semi-detached property requiring some modernisation. The property's accommodation includes dining hall 14'4 x 10'4, spacious lounge 23'2 x 17'10, kitchen 9'10 x 7'8, 3 first floor bedrooms, bathroom and separate WC. The property's specification includes double glazed windows and gas fired radiator heating (untested) 40ft garden to rear, integral garage & driveway providing off street parking. The property is offered with no onward chain.



Council Tax Band: D



Part glazed door to:

#### ENTRANCE PORCH

Windows to front and side. Double glazed door and panelling to:

#### DINING HALL

14'4 x 10'4  
Radiator (untested).  
Coved ceiling. Under stairs cupboard. Laminate finish to floor extending to:

#### SPACIOUS LOUNGE

23'2 x 17'10  
Double glazed patio doors to rear garden. Two radiators (untested).  
Fireplace. Coved ceiling.

#### KITCHEN

9'10 x 7'8  
Double glazed window and double glazed opaque 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. Space for washing machine, fridge freezer and tumble dryer. Built in oven, hob and extractor fan above (all untested).  
Tiled surround.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

13' x 9'8  
Double glazed window to rear. Radiator (untested).  
Fitted wardrobe cupboards and drawers.

#### BEDROOM TWO

13' x 8'6  
Double glazed window to rear. Radiator (untested).

#### BEDROOM THREE

10'8 x 7'  
Double glazed window to front. Radiator (untested).

#### BATHROOM

7'10 x 7'8  
Double glazed opaque window to front. Suite comprising of vanity wash hand basin and panel enclosed bath unit. Cupboard housing updated boiler (untested).

#### SEPERATE WC

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

#### REAR GARDEN

approaching 40ft  
Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Access to side.

#### INTEGRAL GARAGE

Up and over door to front. Power and light connected (untested).

#### INDEPENDENT DRIVEWAY

The property benefits from driveway providing off street parking.





EPC Rating:

D

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>83</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>64</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 |           |

