



## Egbert Gardens, Wickford

£450,000

- 1934 BUILT SEMI DETACHED HOUSE
- GARAGE
- LARGER GARDEN THAN MOST IN AREA
- SOUTHERLY BACKING PLOT
- DOUBLE GLAZED
- THREE BEDROOMS
- DRIVEWAY
- GARDEN ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX - D - CHELMSFORD - EPC - D

A 1934 built THREE bedroom SEMI detached house with GARAGE and parking located in a popular turning in WICKFORD offering good sized accommodation and a larger than usual GARDEN. This home has a lovely SUN ROOM to take advantage of the SOUTHERLY aspect, as well as good sized bedrooms and potential to extend/convert the garage if extra space is needed. Viewing is advised to understand the quality of accommodation on offer.

3 1 1 D

Council Tax Band: D



### Entrance Hall

Part double glazed street door to hall, door to accommodation

### Lounge

21'9 x 12'2

Double glazed window to front, double doors to Dining Room, base of stairs to first floor, wood effect laminate floor covering, radiator, further internal door to garage

### Dining Room

13'3 x 7'2

Sliding patio doors to Garden Room, further door to kitchen, wood effect laminate floor covering, radiator

### Kitchen

13'1 x 7'2

Double glazed door to side, further double glazed window to rear, tiled floor, range of units to ground and eye level incorporating roll edged work surfaces with inset sink and mixer tap, space and plumbing for washing machine and other appliances, wall mounted gas boiler, tiled splash backs

### Garden Room

14'2 x 10

Double glazed to three aspects, double glazed Velux windows, double glazed French type doors to garden, wood effect laminate floorcovering

### Bedroom One

14'10 x 10'2

Two double glazed windows to rear, radiator

### Bedroom Two

14'8 x 7'11

Double glazed window to front, radiator

### Bedroom Three

11 x 9'8

Double glazed window to front, radiator

### Family Bathroom

Double glazed window to rear, tiled floor, part tiled walls, three piece suite comprising, P shaped bath with shower and screen, low flush wc and pedestal wash hand basin, radiator

### Front Garden

Hard standing for parking, picket fence, flower beds

### Rear Garden

Patio, remainder laid to lawn, fenced to all boundaries, mature flower and shrub borders, outside tap, NOTE - the garden is of a southerly aspect

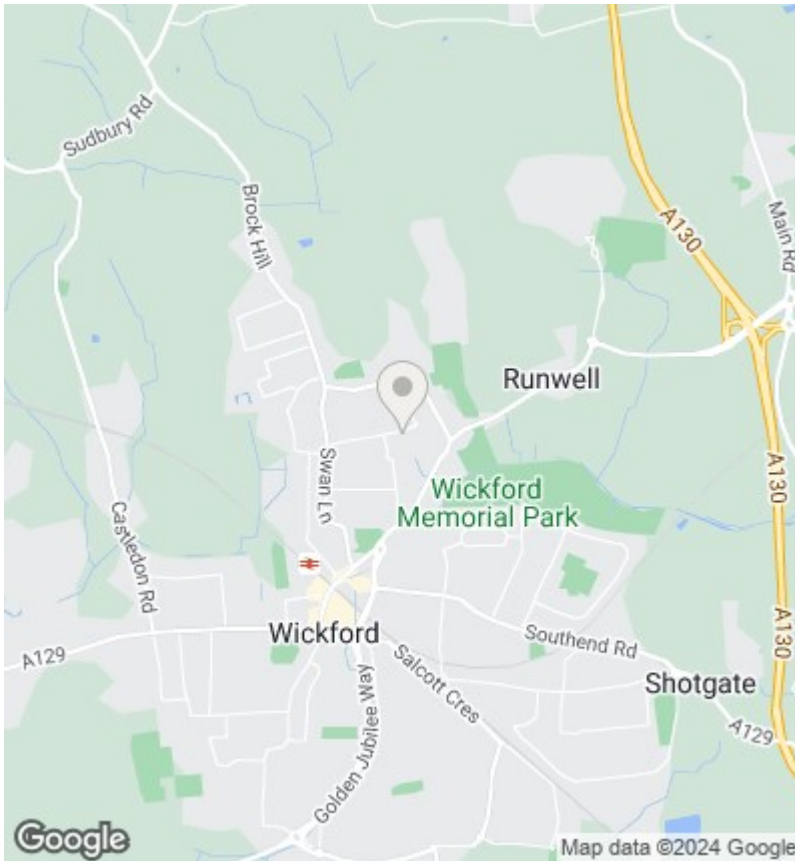
### Garage

Electric up and over roller door, power and light, personal door to the house

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.

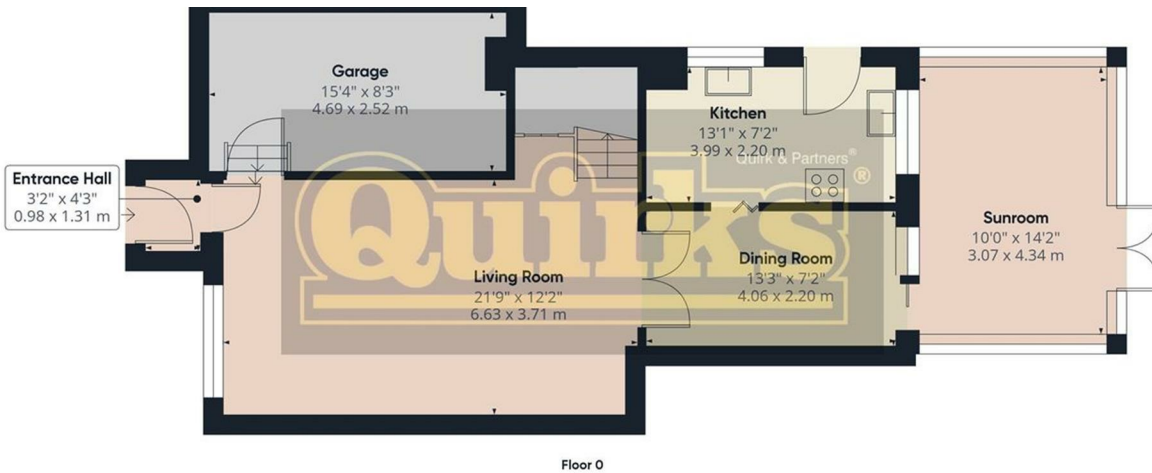




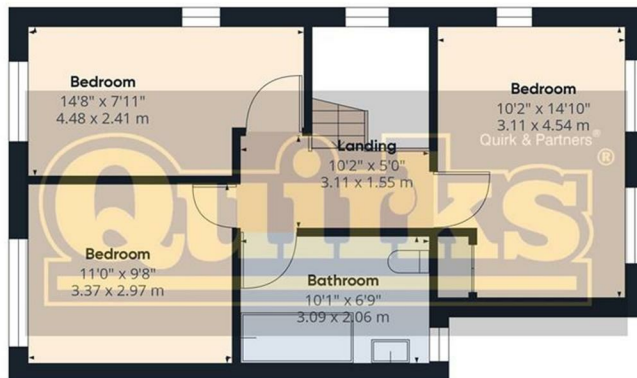
### EPC Rating:

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>65</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	



Floor 0



**Approximate total area<sup>®</sup>**  
1286.14 ft<sup>2</sup>  
119.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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