



Louvaine Avenue, Wickford

£550,000

- MODERNISATION REQUIRED/NO ONWARD CHAIN
- LIVING ROOM 12' X 12'
- KITCHEN 14'4 X 11'8
- FIRST FLOOR SHOWER ROOM
- 5 BEDROOMS
- DINING ROOM 14'8 X 9'
- GROUND FLOOR BATHROOM
- 70' WESTWERLY GARDEN

SPACIOUS DETACHED CHALET IN SOUGHT AFTER LOCATION CLOSE TO TOWN AND RIVERSIDE WALK. REFURBISHMENT REQUIRED THOUGH LOTS OF POTENTIAL. 70' WESTERLY GARDEN. 19' GARAGE. 5 BEDS. BATHROOM & SHOWER ROOM. Situated in one of Wickford's most popular and established locations close to town centre and pleasant riverside walk is this deceptively spacious detached chalet enjoying large plot including 70' westerly rear garden with 19' detached garage. The property requires modernisation and offers a wealth of potential providing 5 beds, 14'8 lounge, 14'4 kitchen, 12' dining room, bathroom & shower room. The property is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: E



ENTRANCE HALL

LIVING ROOM

12' x 12'

Double glazed bay window to front.

BEDROOM

11'4 x 10'10

Double glazed window to front and side. Radiator (untested).

BEDROOM

8'6 x 8'

Double glazed window to side. Radiator (untested).

BEDROOM/HOME OFFICE

8'6 x 8'4

Double glazed window to side. Radiator (untested).

GROUND FLOOR

BATHROOM

9'4 x 4'10

Double glazed opaque window to side. Radiator (untested). 3 piece suite.

DINING ROOM

14'8 x 8'7

Two double glazed windows to rear. Two radiators (untested).

KITCHEN

14'4 x 11'8

Double glazed window to side and rear. Radiator (untested). Modernisation required.

FIRST FLOOR LANDING

Built-in storage cupboard.

BEDROOM

17' x 10' max

Double glazed window to side. Radiator (untested). Fitted wardrobe cupboards.

BEDROOM

13' x 7'

Double glazed window to rear. Radiator (untested).

BEDROOM

17' x 8'

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards and access to loft.

FIRST FLOOR SHOWER ROOM

Double glazed opaque window to side. Radiator (untested). Low level W.C., wash hand basin and shower cubicle.

WESTERLY REAR GARDEN

70' x 40'

The property benefits from a large westerly garden measuring approximately 70' x 40' with shed, summerhouse and greenhouse. Paved patio with lawn and flower and shrub borders. Gates to side with driveway leading to:

LARGE DETACHED GARAGE

19' x 9'4

Double glazed windows to rear and side. Storage in eaves and up and over



door to front.

MODERNISATION/WEALTH OF POTENTIAL

The property enjoys a large plot in a sought after location and offers a wealth of potential (subject to planning).

NO ONWARD CHAIN





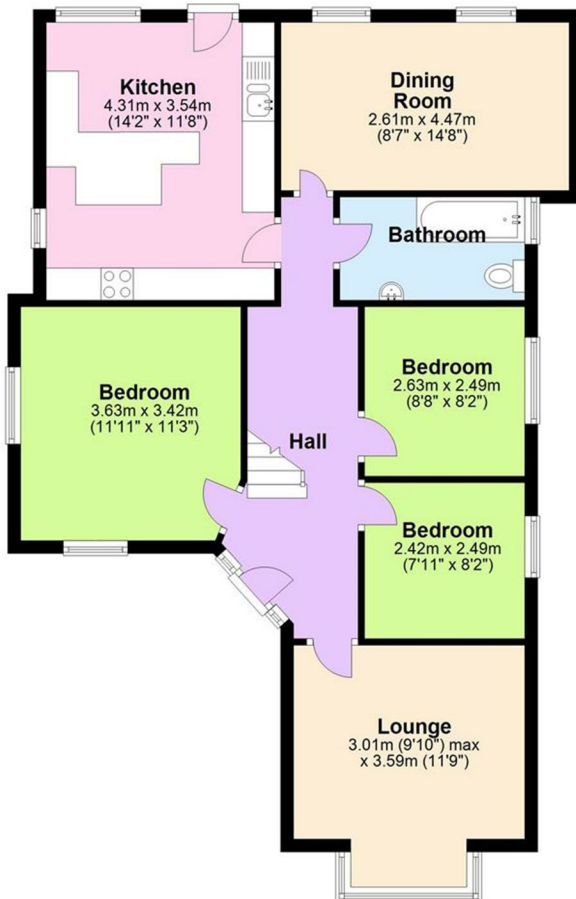


EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx. 81.0 sq. metres (871.8 sq. feet)



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

