



Swan Lane, Wickford

Asking Price £600,000

- Lounge 15'4 x 13'6
- Kitchen/Breakfast Room 22'10 x 10'
- 2 First Floor Bedrooms
- Large Workshop/Garage
- Bedroom 3/Snug 15'6 x 12'
- Spacious Ground Floor Shower Room
- Easy Maintenance Garden
- Long Driveway to Side

ATTENTION CAR ENTHUSIASTS/MECHANICS! LARGE MULTI CAR WORKSHOP/GARAGE WITH PIT AND HOIST. 3 LARGE BEDROOMS. GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM. Conveniently located close to town centre and mainline station is this refurbished 3 bedroom detached property benefitting from accommodation including lounge 15'4 x 13'6, bedroom 3/snug 15'6 x 12', kitchen/breakfast room 22'10 x 10', spacious ground floor shower room, 2 first floor bedrooms and bathroom. The property's specifications include double glazed windows and gas fired radiator heating (untested) easy maintenance rear garden, multi car garage/workshop with pit and hoist, doors to front and rear and long driveway. Basildon Council Tax Band F. EPC Rating D.



Council Tax Band: F



New double glazed door at side to:

ENTRANCE HALL

Coved ceiling. Radiator (untested). Under stairs cupboard. Laminate finish to floor extending through glazed double doors to:

LOUNGE

15'4" x 13'6"

Double glazed French doors and double glazed panelling to rear garden. Double glazed windows to side and rear. Radiator (untested). Radiator (untested). Downlighters to ceiling. Laminate finish to floor.

BEDROOM THREE/SNUG

15'6" x 12'0"

Double glazed windows to front and side. Radiator (untested). Coved ceiling. Downlighters to ceiling. Under stairs cupboard.

KITCHEN/BREAKFAST ROOM

22'10" x 10'0"

Double glazed windows to front and side. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, hob and extractor fan above (all

untested). Space for fridge freezer. Two radiator (untested). Tiling to floor.

SPACIOUS GROUND FLOOR SHOWER ROOM

12'10" x 6'4"

Double glazed opaque windows to side and rear. Radiator (Untested). Suite comprising of low level WC, vanity wash hand basin with drawers beneath and shower cubicle. Tiled surround. Downlighters to ceiling. Extractor fan (untested). Utility cupboard housing updated boiler (untested). Space and provision for washing machine.

FIRST FLOOR LANDING

Double glazed opaque window to side. Access to loft.

STUDY/DRESSING ROOM

Double glazed window to side. Radiator (untested).

BEDROOM ONE

12'10" x 12'10"

Double glazed window to front. Radiator (untested). Large built in wardrobe/cupboard. Two large eaves cupboards with light connected (untested).

BEDROOM TWO

12'10" x 9'4"

Double glazed window to



rear. Radiator (untested). Built in wardrobe cupboard. Two large built in eaves cupboards with light connected (untested).

BATHROOM

10'4" x 5'8"

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

REAR GARDEN

Easy maintenance design with block paved Cotswold buff stone with raised beds. Summerhouse. Fencing to side and rear boundaries. Gates to rear and side providing access to:

ATTENTION CAR ENTHUSIASTS/MECHANICS

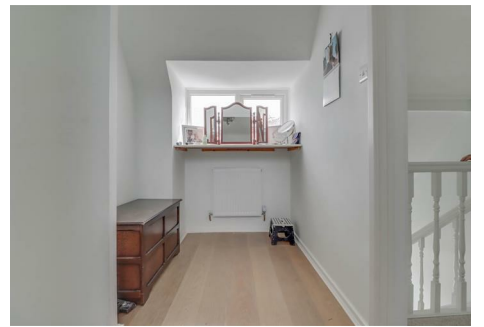
37'0" x 11'10"

SUPERB MULTI CAR GARAGE/WORKSHOP 37' x 11' 10" (11.28m x 3.61m) Up and over doors to both front and rear enabling drive through facility. Double glazed windows to sides and doors to both sides. PIT WITH STEPS AND HOIST. Ample power and lights. Doors to both sides and double gates to rear boundary.

LONG DRIVE TO SIDE

Providing ample off street parking.







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(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 