



St. Charles Drive, Wickford

£369,995

- Living Room 13'6 x 11'
- Bedroom 1 11'5 x 11'1
- Bathroom
- Detached Garage & Driveway
- Kitchen/Diner 13'5 x 11'
- Bedroom 2 11'5 x 11'
- Southerly Rear Garden Approaching 70ft
- No Onward Chain

2 BEDROOM SEMI-DETACHED. DETACHED GARAGE & INDEPENDENT DRIVEWAY. 70FT SOUTHERLY REAR GARDEN. NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location on the Southend Road side of Wickford is this 2 bedroom semi-detached property benefitting from accommodation including living room 13'6 x 11', kitchen/diner 13'5 x 11', 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) Updated combi boiler (untested) 70ft southerly garden to rear, detached garage and independent driveway. The property is offered with no onward chain. EPC Rating C.



Council Tax Band: B



Double glazed sliding doors to:

ENTRANCE PORCH

Double glazed opaque door and panelling to:

ENTRANCE HALL

Radiator (untested). Under stairs cupboard.

LIVING ROOM

13'6 x 11'

Double glazed windows to front and side. Radiator in casement surround (untested).

KITCHEN/DINER

13'5 x 11'

Double glazed window to side. Double glazed patio doors to rear garden. Range of base and wall mounted units providing drawer and cupboard space. Glazed display cupboard. Work surface extending to incorporate inset sink unit with cupboard beneath. Recess for fridge freezer, washing machine, dishwasher and cooker. Radiator (untested). Coved ceiling.

FIRST FLOOR LANDING

BEDROOM ONE

11'5 x 11'1

Double glazed window to rear. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards extending full width.

BEDROOM TWO

11'5 x 11'

Double glazed window to

front. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

BATHROOM

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

SOUTHERLY REAR GARDEN

approaching 70ft Commencing with decking to rear with remainder laid to lawn with flower and shrub borders. Two sheds.

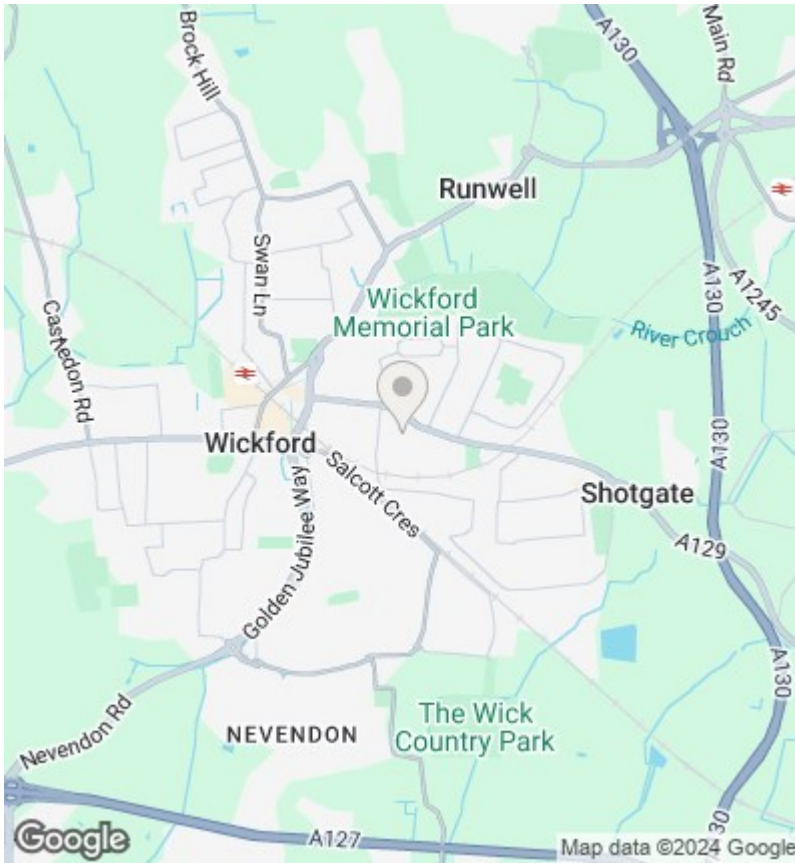
DETACHED GARAGE

Up and over door to front. Independent driveway.

AGENTS NOTE

The washing machine and fridge freezer maybe available by separate negotiation.





EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area[®]

714.3 ft²
66.36 m²

Balconies and terraces

234.12 ft²
21.75 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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