

Fyfield Avenue, Wickford

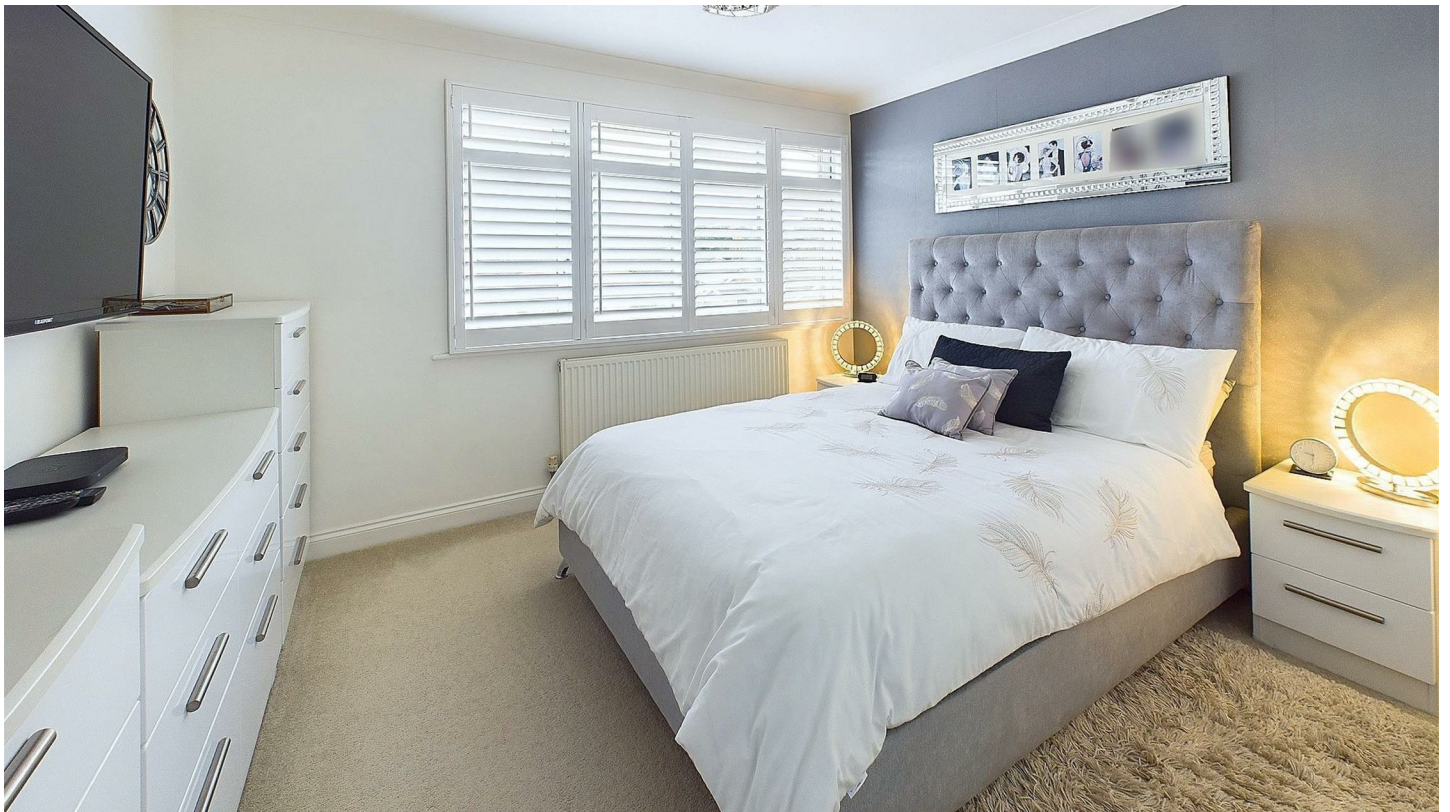
£475,000

- Delightful Semi Detached Family Home
- Modern Fitted Kitchen with Integrated Appliances (not tested)
- Modern Shower Room
- Westerly Facing Rear Garden
- Early Viewing Advised
- Fitted White Window Shutters to remain
- Three Bedrooms
- Converted Garage
- Security Cameras and Alarm Fitted (not tested)

DELIGHTFUL 3 BEDROOM SEMI-DETACHED Home with a CONVERTED GARAGE, WESTERLY FACING REAR GARDEN. and BLOCK PAVED DRIVEWAY TO FRONT. Situated in this established and popular residential location on the Nevendon Road side of Wickford set within easy access of local shops and A127 is this 3 bedroom semi-detached property having been refurbished to a high standard with accommodation including lounge 19'8 x 11'3, fitted kitchen 13'4 x 11'3, 3 first floor bedrooms and modern shower room. The property's specification includes double glazed windows, the majority with white shutters fitted, gas fired radiator heating (untested), westerly rear garden, alarm system and security cameras (untested) driveway to front and converted garage.



Council Tax Band: C



Entrance door with large double glazed window at side to:

ENTRANCE HALL

Radiator (untested). Coving to a smooth ceiling. Built in cloaks cupboard with part glazed door. Stairs to first floor. Part glazed double doors to:

LOUNGE

19'8 x 11'3

Large double glazed window to front. Double glazed window and French doors to rear garden. Radiator (untested). Smooth ceiling with cornice.

FITTED KITCHEN

13'4 x 11'3

Range of base and wall mounted units providing drawer and cupboard space with wood work top surfaces extending to incorporate inset sink unit. Illuminated display niche and illumination over work surface. Lighting to kick boards. Integrated appliances include fridge, freezer, dishwasher, built in oven, hob, microwave and extractor fan. (all untested). Tiling to floor. smooth ceiling. Double glazed window and French doors to rear.

SPACIOUS FIRST FLOOR

LANDING

Double glazed window to rear. Smooth ceiling. Access to loft and gas fired combination boiler serving domestic hot water and radiator heating (untested). Radiator (untested).

BEDROOM ONE

11'3 x 11'1

Double glazed window to front. Radiator (untested). Smooth ceiling.

BEDROOM TWO

10'9 x 10'3

Double glazed window to front. Radiator (untested). Smooth ceiling.

BEDROOM THREE

8'9 x 8'5

Double glazed window to rear. Radiator (untested). Smooth ceiling.

MODERN SHOWER ROOM

7'7 x 5'6

Double glazed opaque window to

rear. Recently fitted suite comprising low level WC with concealed flush, vanity wash hand basin and walk in shower with waterfall shower and splash screen. Extractor fan (untested). Part tiled to 2 walls and fully tiled to shower area. Smooth ceiling with inset downlighters. Feature chrome effect radiator.

WESTERLY REAR GARDEN

Commencing with raised patio area, having a Pergola with louvered shade over and sliding side screens. Lawn and flower bed borders. Corner shed to remain. Feature garden light and further wall light to remain (not tested) Pedestrian side access to further work shop/shed and further gate to front driveway.

FRONT GARDEN

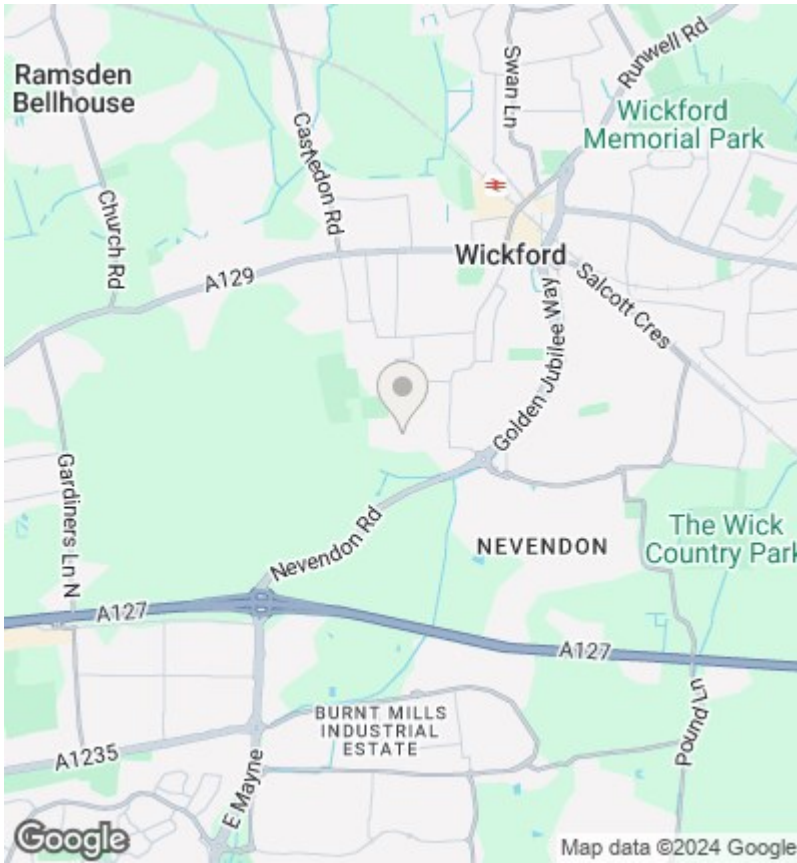
Large block paved area provides parking for 3-4 vehicles.

OUTBUILDING (Formerly Garage)

Detached at rear. Personal side door to :

Hallway: Smooth ceiling, doors off to Kitchen Area: 6'5 x 5'4 Single drainer sink inset in work surface with cupboards and space below. Work surface to adjacent wall with space below and cupboards above. Double glazed window. Smooth ceiling with down lights. Part tiled walls, water heater (not tested) Separate WC: Low level WC and wash basin, smooth ceiling. Room: 14'9 x 8'3: Double glazed window, smooth ceiling with down lights. Wall heaters (not tested) with mirrored fronts.

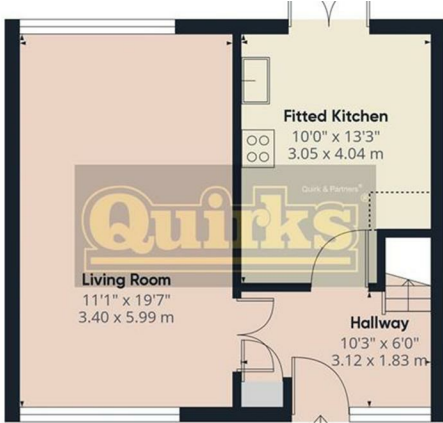




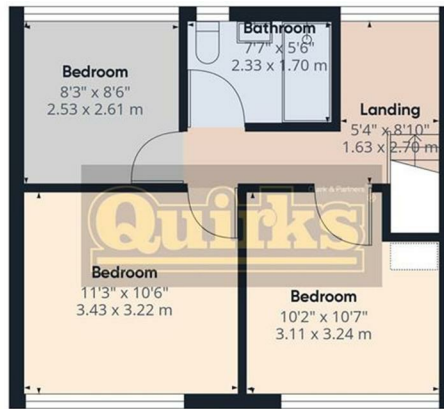
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	87
(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 Building 1



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Approximate total area^m

1006.86 ft²
93.54 m²

Reduced headroom

5.6 ft²
0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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