

Tamworth Drive, Wickford

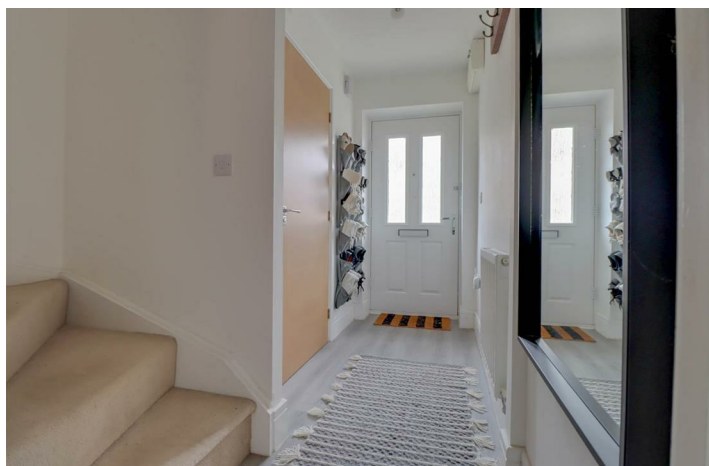
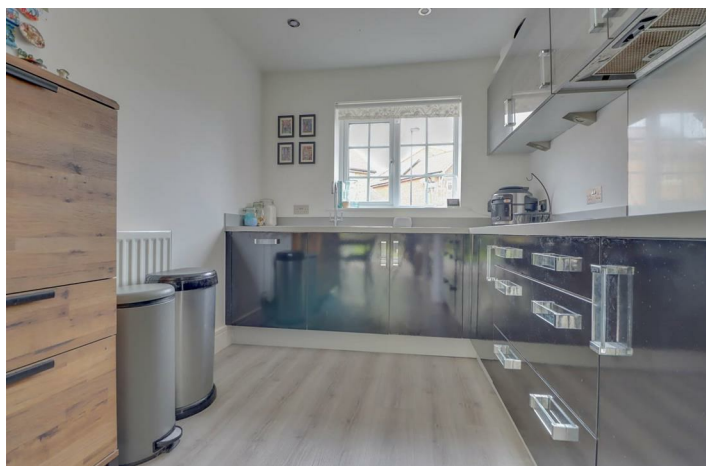
£425,000

- Lounge 17'3 x 14'10
- Ground Floor Cloakroom
- Bathroom & En-suite
- Garage & Driveway
- Kitchen 15'8 x 7'9
- 3 First Floor Bedrooms
- Garden to Rear
- Solar Panels

3 BEDROOM END TERRACED. BATHROOM, EN-SUITE & CLOAKROOM. GARAGE & OFF STREET PARKING. Situated close to Wickford's mainline station and set within easy access of town centre is this 3 bedroom end terraced property benefitting from accommodation including lounge 17'3 x 14'10, kitchen 15'8 x 7'9, 3 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear, garage and off street parking to side and rear. Please note that there is an annual service charge. EPC Rating B, Basil Council Tax Band D.

3 2 1 B

Council Tax Band: D



Double glazed door to:

ENTRANCE HALL

9'6 x 3'10

Radiator (untested). Stairs.

GROUND FLOOR

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Part tiling to walls. Radiator (untested).

OPEN PLAN

KITCHEN/LIVING AREA

27'2 x 14'10

KITCHEN AREA

15'8 x 7'9

Double glazed window to front.

Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher, washing machine and fridge freezer (all untested). Built in oven, hob, microwave and extractor fan above (all untested). Spotlights to ceiling. Wood effect finish to floor. Radiator (untested).

LIVING AREA

17'3 x 14'10

Double glazed Bi-folding doors to rear. Two radiators (untested). understairs storage cupboard. Wood effect flooring.

FIRST FLOOR LANDING

Storage cupboard housing water tank.

BEDROOM ONE

12'2 x 8'2

Double glazed window to rear. Radiator (untested).

EN-SUITE SHOWER ROOM

Suite comprising of low level WC, wash hand basin and shower cubicle with glass screen. Part tiling to walls. Chrome heated towel rail (untested).

BEDROOM TWO

9'8 x 7'11

Double glazed window to front. Radiator (untested).

BEDROOM THREE

10'2 x 6'7

Double glazed window to rear. Radiator (untested). Access to loft which we understand is part boarded.

BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Part tiling to walls. Chrome heated towel rail (untested).

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to boundaries. Access via gate to side.

GARAGE

Up and over door to front. Double glazed door to side. Power and light connected (untested).

OFF STREET PARKING

The property benefits from off street parking to side and front.

AGENTS NOTE

Please note that there is an annual service charge of around £300.00 (subject to legal confirmation). The property has solar panels which are owned and provide electric to heat water.





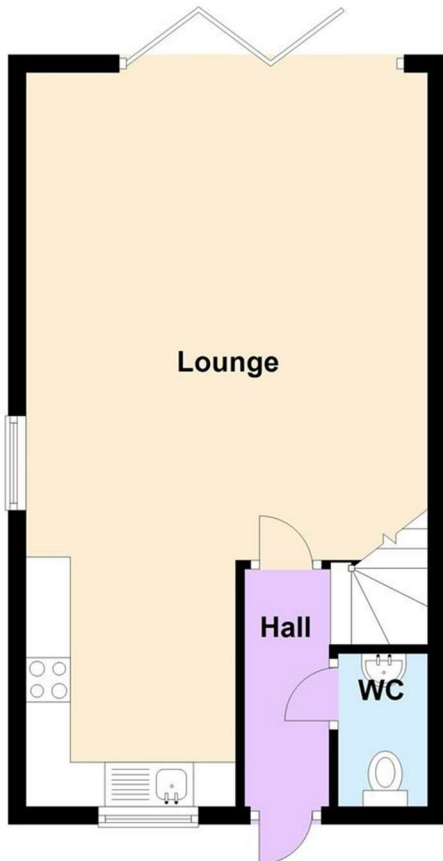
EPC Rating:

B

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

Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)

