



## Woodberry Road, Wickford

£375,000

- DETACHED HOUSE
- 16' LOUNGE
- CONSERVATORY 7'8 x 7'6
- DETACHED GARAGE WITH OWN DRIVE
- 4 BEDROOMS
- 13'2 KITCHEN
- BATHROOM & CLOAKROOM
- DOUBKE GLAZING & GAS HEATING



DETACHED HOUSE REQUIRING SOME MODERNISATION. 4 BEDROOMS. 16' LOUNGE. 13'2 DINING ROOM. 13'2 KITCHEN. SMALL CONSERVATORY. BATHROOM & CLOAKROOM. WIDE FRONT GARDEN & DETACHED GARAGE AND DRIVEWAY. Situated in the Shotgate area of Wickford is this Ideal Homes built detached property benefitting from 16' Lounge, 13'2 Dining Room, Kitchen and Conservatory with 4 small first floor Bedrooms, Bathroom and Cloakroom. The property benefits from a wide front garden with Garage and Driveway. The specification includes double glazed windows and gas radiator heating (untested).

 4

 1

 2

 D

Council Tax Band: D



#### ENTRANCE HALL

Double glazed door to front with double glazed window to side. Radiator. Coved ceiling.

#### CLOAKROOM

Double glazed window to side. Low level W.C. and wash hand basin. Radiator.

#### DINING ROOM

13'2 x 8'4

Double glazed window to front. Double radiator. Coved ceiling.

#### KITCHEN

13'2 x 7'1

Double glazed window to rear. Range of base and wall units providing drawer and cupboard space. Work tops extending to incorporate inset sink. Built-in oven and hob with extractor above(untested). Space for washing machine and fridge. Under stairs cupboard. Radiator. Door to rear garden.

#### LOUNGE

16' x 9'8

Double glazed window to front. 2 radiators. Brick fireplace with tiled hearth. Coved ceiling. Patio doors to:

#### CONSERVATORY

7'8 x 7'6

Double glazed to side and rear. Tiled floor. Patio doors to rear garden.

#### FIRST FLOOR LANDING

Double glazed window to rear. Access to loft. Radiator. Airing cupboard.

#### BEDROOM 1

10' x 9'10

Double glazed window to front. Radiator. Over stairs cupboard and range of fitted wardrobe cupboards and drawers.

#### BEDROOM 2

9'10 x 5'10

Double glazed window to rear. Radiator.

#### BEDROOM 3

7'1- x 6'10

Double glazed window to rear. Radiator.

#### BEDROOM 4

7'10 x 6'8

Double glazed window to front. Radiator.

#### BATHROOM

Double glazed opaque window to front. 3 piece suite. Radiator. Tiled surround.

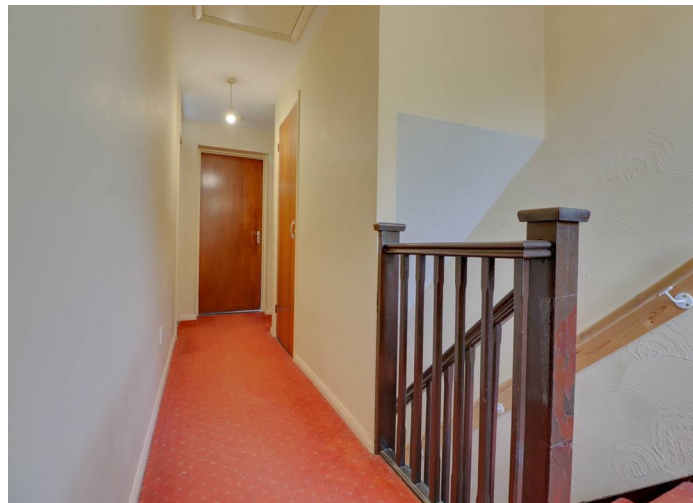
#### REAR GARDEN

Paved patio with lawn. Fenced to side and rear. Shed. Outside tap. Gate to side and courtesy door to garage.

#### WIDE CORNER FRONT GARDEN

Lawned with scope for additional parking (subject to access).

#### DETACHED GARAGE

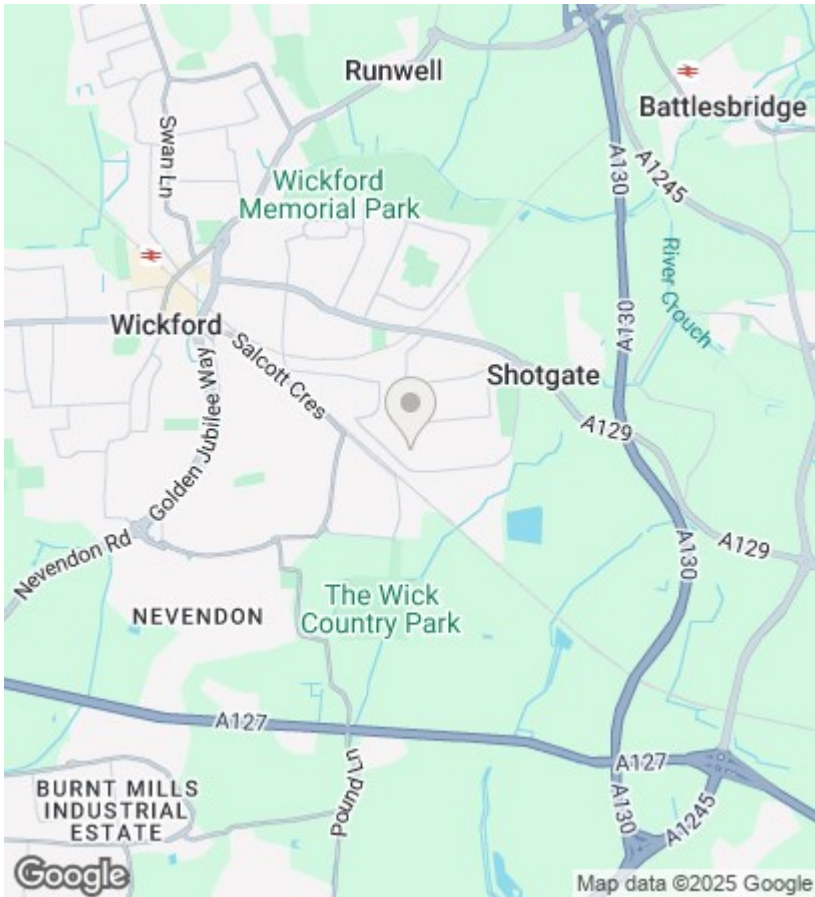




Boarded eaves providing storage and up and over door to front with driveway providing off street parking.





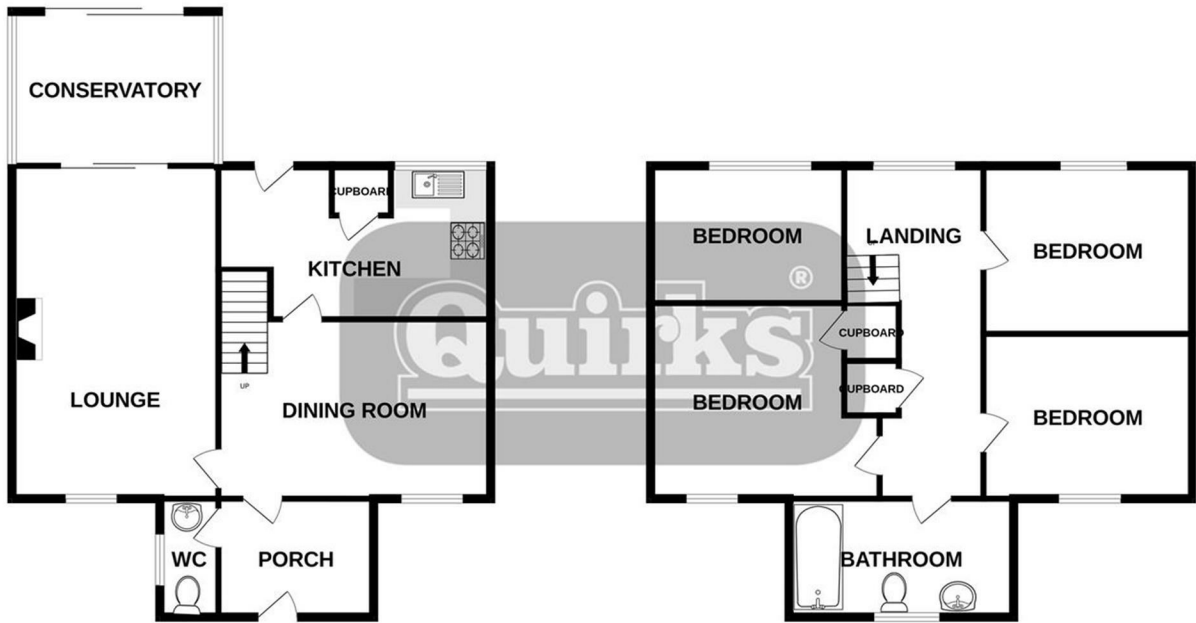


### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1749 sq.ft. (162.5 sq.m.) approx.



TOTAL FLOOR AREA: 1749 sq.ft. (162.5 sq.m.) approx.  
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with this property including entrance and outbuildings as detailed. No guarantee is made.