



Alderney Gardens, Wickford

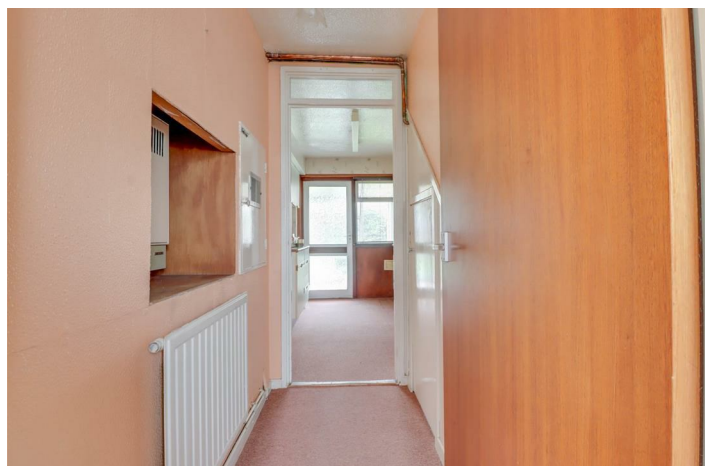
£300,000

- Lounge/Diner 21'8 x 10'10
- Conservatory/Lean to 17'6 x 8'
- Shower Room with Separate WC
- Driveway to Front
- Kitchen 10' x 7'10
- 2 First Floor Bedrooms
- Southerly Rear Garden
- No Onward Chain

2 BEDROOM MID-TERRACED. SOUTHERLY REAR GARDEN. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated on the Swan Lane area of Wickford close to town centre and mainline station is this 2 bedroom mid-terraced property benefitting from accommodation including lounge/diner 21'8 x 10'10, kitchen 10' x 7'10, conservatory/lean to 17'6 x 8', 2 first floor bedrooms, shower room with separate WC. The property's specification includes majority double glazed windows, gas fired radiator heating (untested) southerly garden to rear and driveway to front providing off street parking. The property is offered with no onward chain.



Council Tax Band: C



Double glazed opaque door to:

ENTRANCE PORCH

Double glazed opaque windows to sides and front. Double glazed door to:

ENTRANCE HALL

Radiator (untested).

INNER HALL

Radiator (untested).
Under stairs cupboard.

KITCHEN

10' x 7'10

Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Recess for washing machine, fridge freezer and cooker. Tiled surround. Window and door to:

CONSERVATORY/LEAN TO

17'6 x 8'

Windows to rear. Sliding doors to rear garden.

LOUNGE/DINER

21'8 x 10'10

Double glazed window to rear. Double glazed window to front. Two radiators (untested).

FIRST FLOOR LANDING

Access to loft. Cupboard housing new boiler (untested).

BEDROOM ONE

16'3 x 9'6

Double glazed window to

front. Radiator (untested)
Built in wardrobe cupboard.

BEDROOM TWO

12' x 10'10

Double glazed window to rear. Radiator (untested).
Fitted wardrobe cupboards.

SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of vanity wash hand basin and shower cubicle. Tiled surround. Radiator (untested).

SEPARATE WC

Double glazed opaque window to rear. Low level WC.

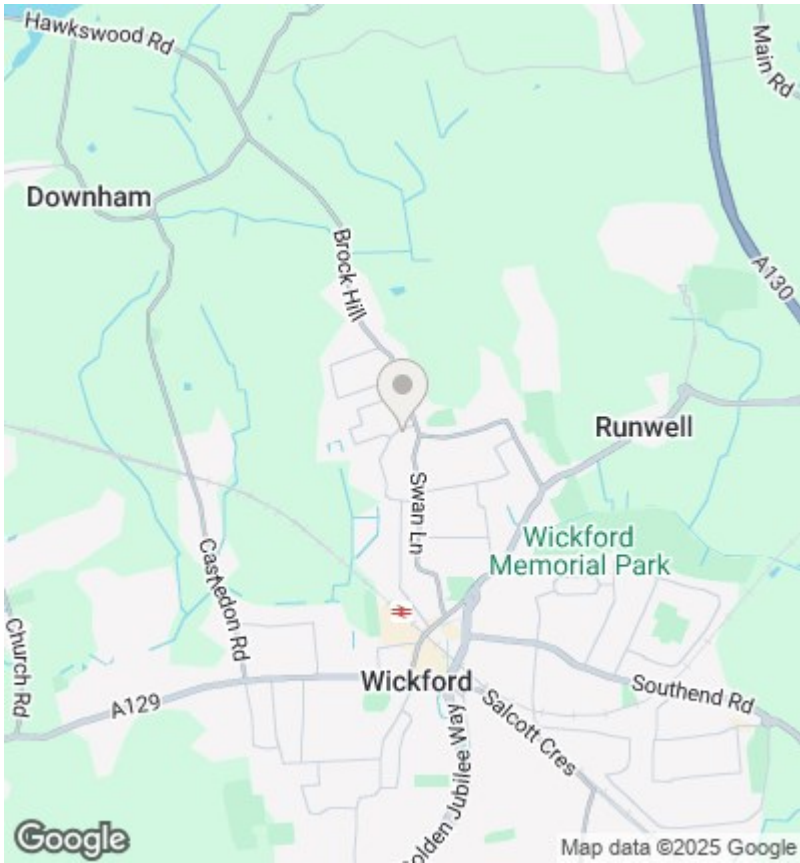
SOUTHERLY REAR GARDEN

Patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries.


DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.





EPC Rating:

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

Approx. 59.6 sq. metres (641.3 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)

