



## Southend Road, Wickford

£360,000

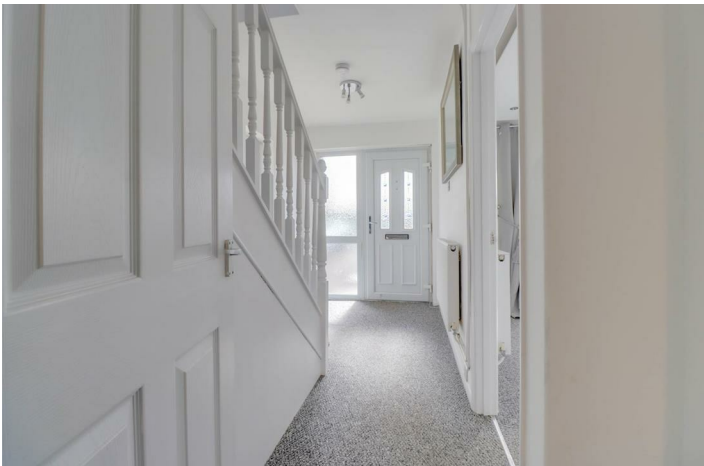
- Living Room 12'8 x 10'10
- Conservatory 10' x 8'4
- Refitted Bathroom
- Driveway to Front
- Kitchen/Diner 17' x 12'2
- 3 First Floor Bedroomsq
- Garden to Rear
- No Onward Chain



3 BEDROOM SEMI-DETACHED. GARDEN TO REAR. DRIVEWAY TO FRONT. 17'2 KITCHEN/DINER. 12'8 LIVING ROOM. NO ONWARD CHAIN. Located on the Southend Road set within easy access of town centre, mainline station, park and schools is this 3 bedroom semi-detached property benefitting from accommodation including living room 12'8 x 10'10, kitchen/diner 17'2 x 12'2, conservatory 10' x 8'4, 3 first floor bedrooms and refitted bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and driveway to front providing off street parking.



Council Tax Band: D



Double glazed opaque door to:

#### ENTRANCE HALL

Double glazed opaque window to front. Double glazed window to side. Radiator (untested). Under stairs cupboard.

#### LIVING ROOM

12'8 x 10'10

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

#### KITCHEN/DINER

17'2 x 12'2

Double glazed window and double glazed door to rear garden. Range of updated base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Tiled surround. Built in oven, hob and extractor fan above (all untested). Space for washing machine and large fridge freezer. Double glazed patio doors to:

#### CONSERVATORY

10' x 8'4

Double glazed windows to sides and rear. Double glazed French doors to rear garden.

#### FIRST FLOOR LANDING

Double glazed window to side. Access to loft.

#### BEDROOM

11'6 x 10'

Double glazed window to rear. Radiator (untested).

#### BEDROOM

10'6 x 9'10

Double glazed window to front. Radiator (untested). Cupboard housing boiler (untested).

#### BEDROOM

7'2 x 7'

Double glazed window to front. Radiator (untested).

#### REFITTED BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Tiled surround. Radiator/rail (untested).

#### REAR GARDEN

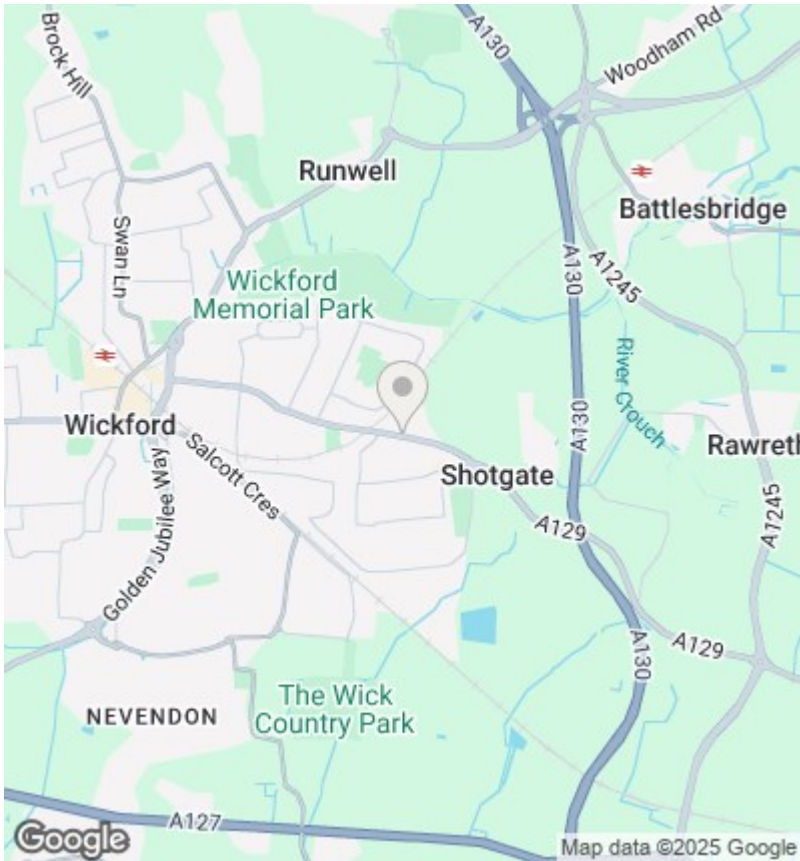
The property benefits from garden to rear which is laid with artificial lawn. Shed.

#### DRIVEWAY

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







EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
