



South Beech Avenue, Wickford

Price Guide £465,000

- Lounge/Diner 21'10 x 11'10
- 3 Bedrooms
- Rear Garden Approaching 130ft
- Driveway to Front
- Kitchen 10'2 x 9'
- Bathroom
- Detached Garage

GUIDE PRICE £465,000 - £475,000. 3 BEDROOM SEMI-DETACHED BUNGALOW. 130FT GARDEN TO REAR. DETACHED GARAGE. DRIVEWAY TO FRONT PROVIDING OFF STREET PARKING. Situated in a convenient location set within walking distance of town centre and mainline station is this 3 bedroom semi-detached bungalow benefitting from accommodation including lounge/diner 21'10 x 11'10, kitchen 10'2 x 9', 3 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) large rear garden approaching 130ft, detached garage and driveway to front providing off street parking.



Council Tax Band: D



Double glazed door to:

ENTRANCE PORCH

Double glazed windows to front and side. Door to:

ENTRANCE HALL

Coved ceiling. Access to loft. Radiator (untested).

BEDROOM ONE

12'8 x 10'3

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards and drawers.

BEDROOM TWO

12'6 x 10'3

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards and drawers.

BEDROOM THREE

10'3 x 7'2

Double glazed window to side. Radiator (untested). Coved ceiling. Fitted mirror fronted wardrobe cupboards.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator (untested). Extensive tiled surround. Shaver point (untested). Airing cupboard. Bluetooth mirrors.

LOUNGE/DINER

21'10 x 11'10

Double glazed windows to rear. Double glazed French doors to rear garden. Two radiators (untested). Fireplace with inset gas fire (untested). Coved ceiling.

KITCHEN

10'2 x 9'

Double glazed window and double glazed door to rear garden. 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 fridge freezer, dishwasher and washing machine (all appliances untested). Space for cooker with extractor fan above (untested). Large cupboard housing updated boiler (untested). Upright radiator (untested).

LARGE REAR GARDEN

approaching 130ft
Commencing with patio area to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Shed.

DETACHED GARAGE

Up and over door to



front. Power and light connected (untested).

DRIVEWAY TO FRONT

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







EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

