



## London Road, Wickford

£350,000

- Lounge/Diner 19'6 x 12'10
- Ground Floor Bathroom
- Garden to Rear & Front
- No Onward Chain
- Kitchen 10' x 8'10
- 3 First Floor Bedrooms
- Detached Garage

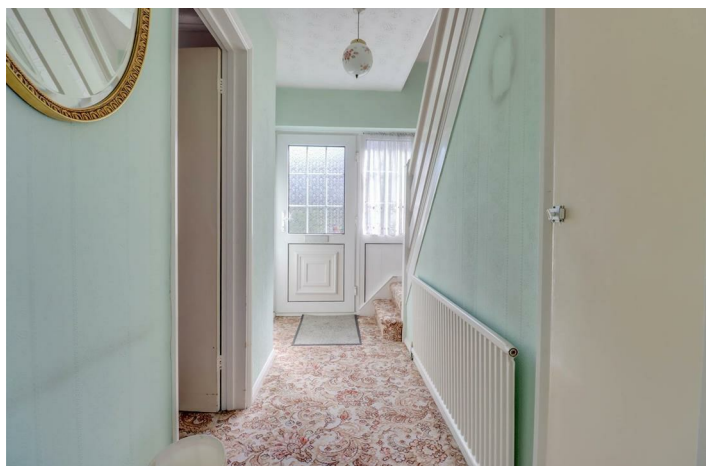


3 BEDROOM SEMI-DETACHED. GARDEN TO REAR. DETACHED GARAGE. NO ONWARD CHAIN.

Situated in a non-estate location on the popular London Road side of Wickford is this 3 bedroom semi-detached property benefitting from accommodation including lounge/diner 19'6 x 12'10, kitchen 10' x 8'10, ground floor bathroom and 3 first floor bedrooms. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and detached garage. The property is offered with no onward chain.



Council Tax Band:



Double glazed opaque door to:

#### ENTRANCE HALL

Double glazed opaque window to front. Cloaks cupboard. Under stairs cupboard.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level EC, vanity wash hand basin and panel enclosed bath unit. Radiator (untested). Tiled surround.

#### LOUNGE/DINER

19'6 x 12'10

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

#### KITCHEN

10' x 8'10

Double glazed window to rear. Double glazed door to side. 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. Recess for fridge freezer, washing machine and cooker with extractor hood above (untested). Tiled surround.

#### FIRST FLOOR LANDING

Double glazed window to side. Fitted storage cupboards.

#### BEDROOM

10'2 x 9'6

Double glazed window to side. Radiator (untested). Access to loft.

#### BEDROOM

11'8 x 10'

Double glazed window to rear.

#### BEDROOM

10' x 7'6

Double glazed window to front.

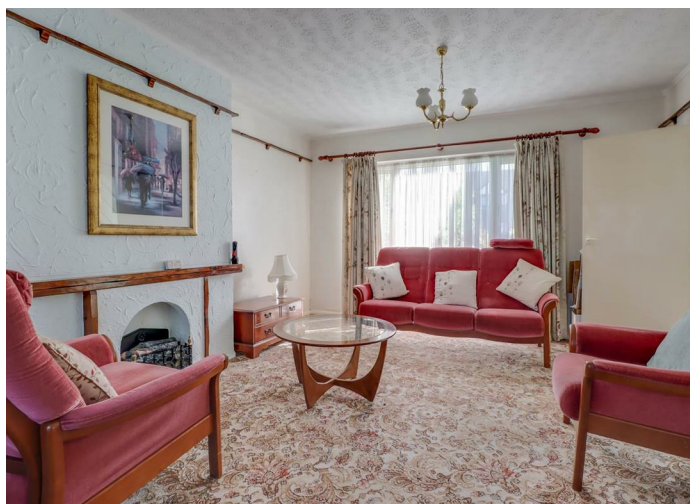
#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Access via path and gate to side. External tap (untested). Courtesy door to:

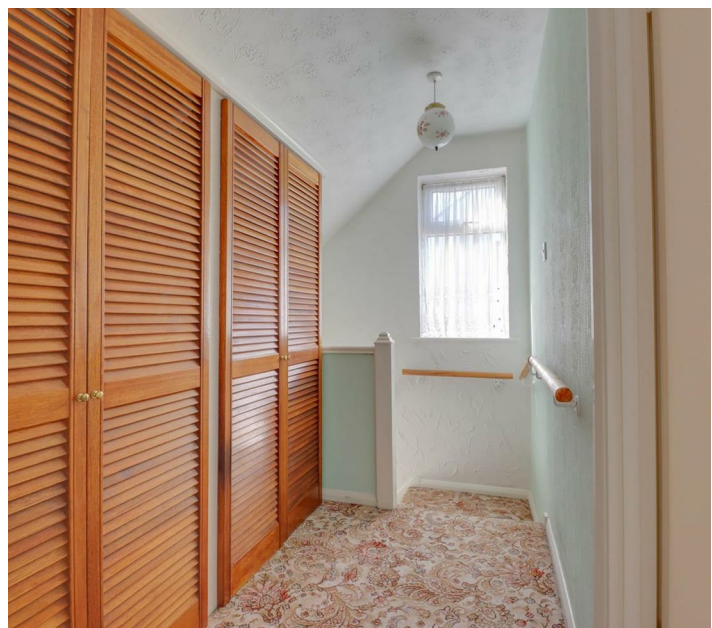
#### DETACHED GARAGE

#### FRONT GARDEN

Laid to lawn with brick wall to boundary. Path leading to front door.

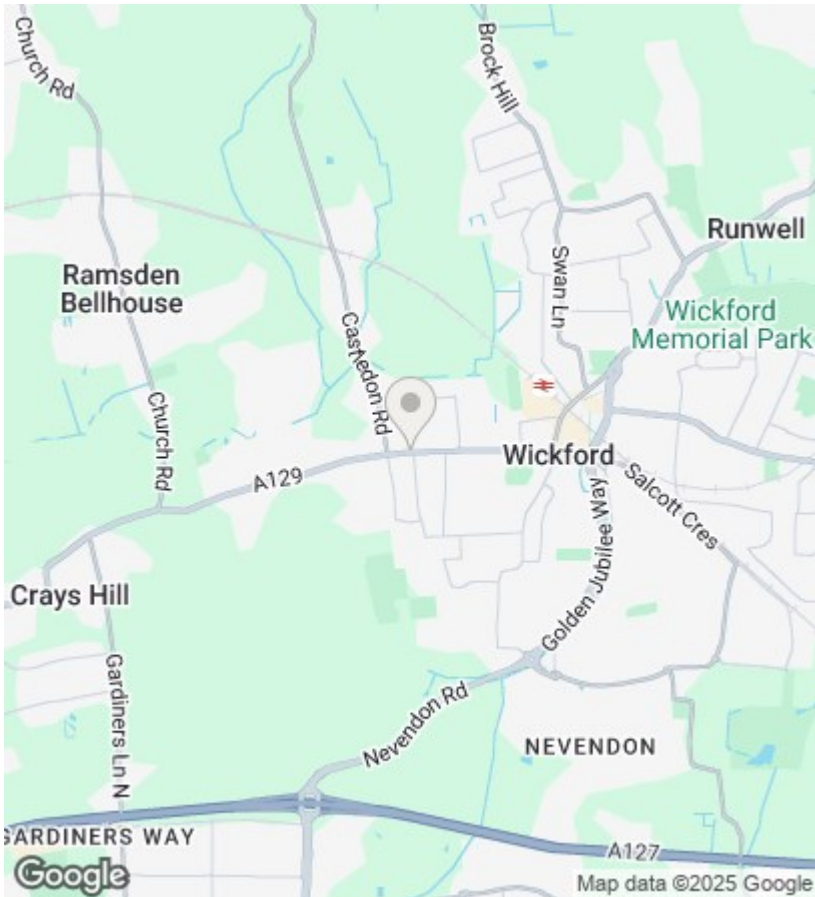













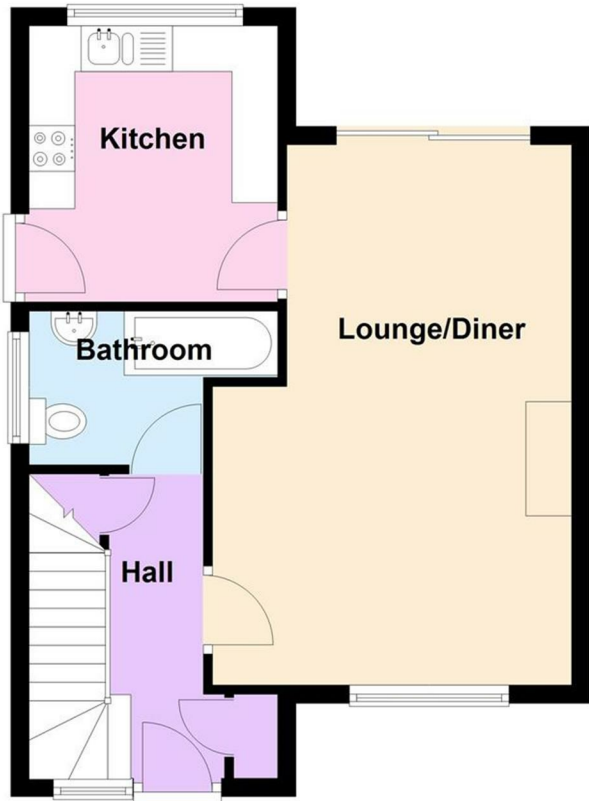
### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



### First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)

