

Bridge Road, Wickford

£425,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- MODERN SHOWERROOM
- LOVINGLY MAINTAINED
- COUNCIL TAX BAND - BASILDON C
- REAR GARDEN
- DOUBLE GLAZED
- OFF ROAD PARKING
- SEMI DETACHED HOUSE
- EPC - C

Constructed in 1966 is this THREE BEDROOM SEMI DETACHED HOUSE located in a popular yet quiet location, within BEAUCHAMPS SCHOOL is within striking distance as are local SHOPS and a main BUS ROUTE. This home benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING and a WESTERLEY ASPECT REAR GARDEN. having been meticulously maintained by the current owner we would urge interested applicants to view urgently to avoid disappointment

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Council Tax Band: C



PORCH

Part double glazed street door, further door

RECEPTION AREA

10'6 x 6'10

Stairs to first floor open aspect to Living Room

LIVING ROOM

22'7 x 8'9

Double Glazed window to front, and double glazed patio doors to garden, radiator, wall lights

KITCHEN

11'6 x 8'7

Double glazed window to rear, extensive range of kitchen units with inset sink unit with mixer taps, built in double oven and hob, integrated washing machine, dishwasher and fridge freezer, wood effect laminate floorcovering, tiled splash backs, ceramic tiling to walls. Kitchen appliances are to remain.

LANDING

Access to accommodation and loft

BEDROOM ONE

11'1 x 10'5

Double glazed window to front, radiator

BEDROOM TWO

11'0 x 10'6

Double glazed window to rear, radiator

OFFICE/BEDROOM THREE

7 x 7

Double glazed window to

front, radiator built in desk unit, wood effect laminate floor covering, radiator

SHOWERROOM

Double glazed window to rear, double shower cubicle, low flush wc, and pedestal wash hand basin, tiled walls

REAR GARDENS

Large patio area, lawn mature flower and shrub borders, decked area, pond, vehicular gates to rear allowing access for parking, pond, shed to remain, pedestrian gate to

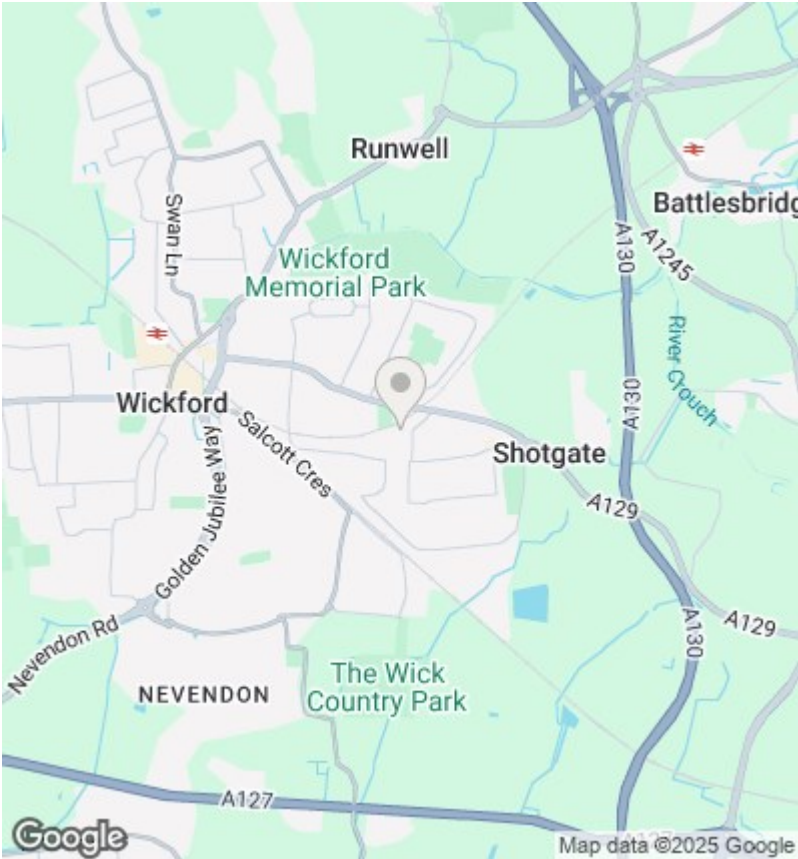
FRONT GARDEN

Gate and path to front door, retaining fence and wall, side gates to side

DISCLAIMER

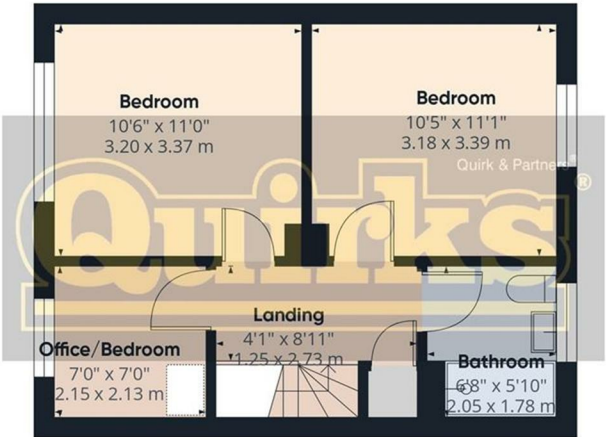
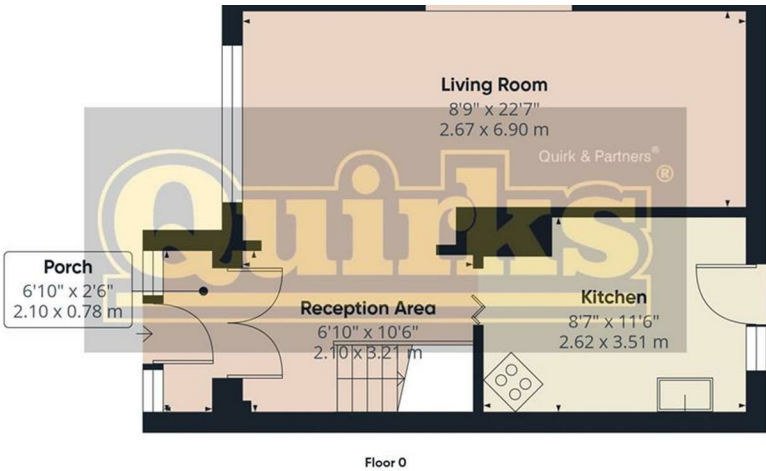
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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



Approximate total area^m
766 ft²
71.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
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