



Tamworth Drive, Wickford

£465,000

- Living Room 17'4 x 15'
- Ground Floor Cloakroom
- First Floor Bathroom & En-suite
- Easy Maintenance Rear Garden
- Kitchen 13' x 7'8
- 2 First Floor Bedrooms
- 2 Second Floor Bedroom
- Detached Garage & Driveway

4 BEDROOM SEMI-DETACHED. EASY MAINTENANCE GARDEN. DETACHED GARAGE & DRIVEWAY. 17'4" LIVING ROOM. 13' KITCHEN. Situated close to Wickford's mainline station and set within easy access of town centre is this 4 bedroom town house benefitting from accommodation including living room 17'4" x 15' with bi-fold doors, kitchen 13' x 7'8", ground floor cloakroom, 2 first floor bedrooms, en-suite shower room and bathroom. The property further benefits from 2 second floor bedrooms. The property's specification includes double glazed windows and gas fired radiator heating, solar panels to remain, easy maintenance garden to rear, LARGE detached garage and LONG driveway providing off street parking. Applicants to be advised that there is an annual service charge of approx: £290.00



Council Tax Band: E



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator. Built in storage cupboard. Vinyl flooring.

CLOAKROOM

Low level WC and wash hand basin. Radiator. Downlighters to ceiling.

LIVING ROOM

17'4 x 15'

Double glazed Bi-folding doors to rear garden. Radiator. Vinyl flooring extending open plan to:

KITCHEN

13' x 7'8

Double glazed window to front. 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. Upright storage cupboard. Pull out larder. Integrated dishwasher, washing machine and fridge freezer. Built in oven, microwave, hob and extractor fan above. Cupboard housing boiler. Tiled surround.

FIRST FLOOR LANDING

Radiator. Airing cupboard housing large cylinder.

BEDROOM ONE

15' x 10'2

Two double glazed windows to rear with fitted blinds. Radiator. Fitted double wardrobe cupboards.

EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiling to floor and surround. Radiator/rail.

BEDROOM TWO

13'8 x 8'4

Double glazed window to front. Radiator.

BATHROOM

8'2 x 6'2

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and screen. Tiled surround. Radiator/rail. Shaver point.

SECOND FLOOR LANDING

BEDROOM THREE

13'8 x 11'2

Double glazed window to front. Radiator.

BEDROOM FOUR

15' x 8'4

Two double glazed skylights. Access to loft. Radiator.



EASY MAINTENANCE REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to artificial lawn with path to additional patio area. Outside tap, power points and lights. Gate to side. Courtesy door to:

DETACHED GARAGE

22'6 x 9'8

Power and light connected with long independent driveway providing ample off street parking.

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.

AGENTS NOTE

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EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	89
(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 	

