



Bannister Green, Wickford.

£425,000

- LOUNGE/DINER 23' x 17'8
- CONSERVATORY/UTILITY AREA 16'8 x 11'
- GARAGE & LARGE PLOT
- 70' REAR GARDEN/WIDER THAN AVERAGE
- KITCHEN 9'6 x 7'6
- CLOAKROOM & BATHROOM
- 3 FIRST FLOOR BEDROOMS
- POTENTIAL TO EXTEND (STP)

EXTENDED 3 BEDROOM SEMI-DETACHED. CORNER PLOT. LARGE REAR/SIDE GARDEN. DETACHED GARAGE. CUL-DE-SAC POSITION. Situated on the popular Wick Meadows development in a pleasant cul-de-sac location benefitting from end plot providing larger than average 70ft rear garden extending to side is this extended and much improved 3 bedroom semi-detached property benefitting from accommodation including lounge/diner 23' x 17'8, kitchen 9'6 x 7'6, conservatory/utility 16'8 x 11', 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating and quality LVT vinyl to ground floor, Solar panels, detached garage and potential for additional parking to front.

 3

 1

 2

 C

Council Tax Band: C



ENTRANCE HALL

Double glazed window to side. Fitted shoe cupboard.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Radiator . Tiled surround.

LOUNGE/DINER

23' x 17'8

Double glazed windows to front and rear. Two radiators. Coved ceiling. Quality LVT vinyl flooring.

KITCHEN

9'6 x 7'6

Double glazed window and double glazed door to rear. 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. Built in oven, grill, hob and extractor fan above (all untested). Tiled surround. Radiator. Double glazed door to:

CONSERVATORY/UTILITY AREA

16'8 x 11'

Double glazed windows to side and rear. Tiling to floor. Utility area incorporating additional base units with space for

washing machine, tumble dryer and dishwasher.

FIRST FLOOR LANDING

Access to loft which we understand is part boarded.

BEDROOM 1

11'6 x 9'6

Double glazed window to front with remote control black out blinds. Radiator.

BEDROOM 2

11'4 x 11'2

Double glazed window to rear. Radiator.

BEDROOM 3

8'4 x 8'

Double glazed window to front. Radiator. Storage cupboard.

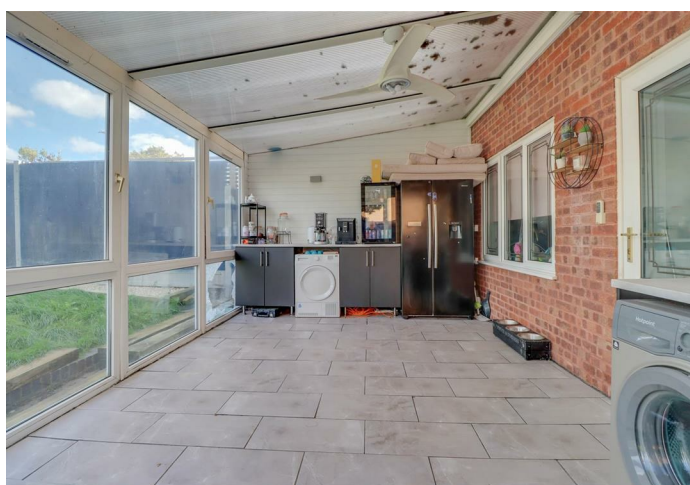
BATHROOM

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

LARGE END PLOT

Due to the property's end of cul-de-sac position the rear garden extends to approx. 70ft with wide 12'6 area to side. Laid to lawn. Access to additional garden. Fencing to boundaries.

70' REAR GARDEN



LARGE FRONT GARDEN

Currently laid to lawn. Offering ample scope for extending parking.

GARAGE AND DRIVEWAY

POTENTIAL TO EXTEND (STP)

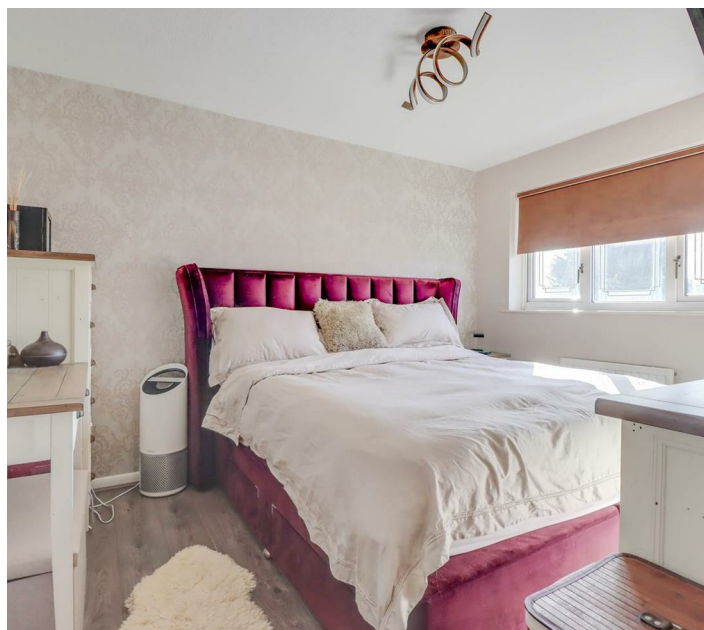
Due to the large corner plot, possible potential to extend (STP) and room for additional parking an early inspection is strongly recommended.

SOLAR PANELS

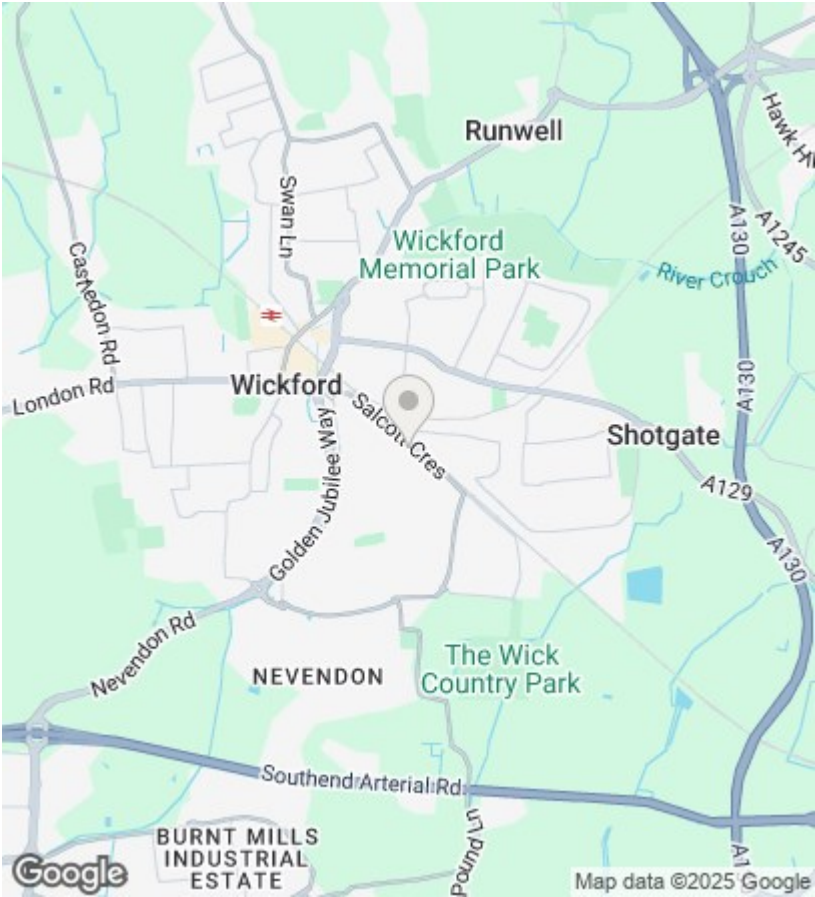
We understand from the sellers they have the benefit of reduced heating costs due to leased solar panels (MORE INFORMATION AVAILABLE IF REQUESTED).

DISCLAIMER

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







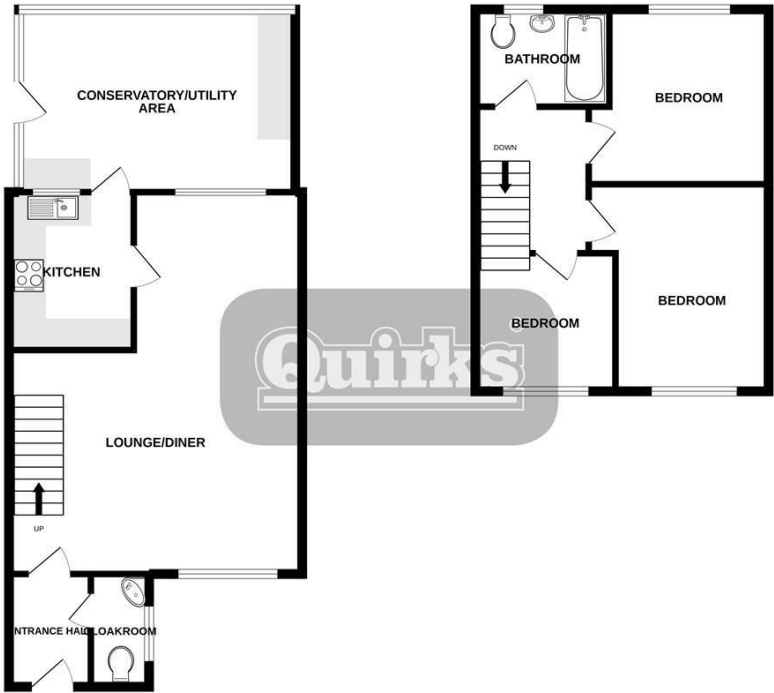
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(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	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and not to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017 Made with Metropix ©2022