



Seven Acres, Wickford

Offers Over £250,000

- Living Room 17' x 12'
- Bedroom 1 15' x 8'
- Bathroom
- Driveway Off Street Parking
- Kitchen 10' x 8'
- Bedroom 2 15' x 9'
- Large Rear Garden

Situated in this established and residential location on the Southend Road side of Wickford close to park, schools and shops is this 2 bedroom first floor maisonette benefitting from its own large rear garden. The property provides accommodation including lounge 17' x 12', kitchen 10' x 8', bedroom 1 15' x 8', bedroom 2 15' x 9 and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) and off street parking.



Council Tax Band: B



Entrance door leading to:

ENTRANCE HALL

Stairs leading to:

FIRST FLOOR

Radiator. Access to loft.

BEDROOM TWO

15' x 9'

Double glazed window to front. Radiator. Built in cupboard.

BEDROOM ONE

15' x 8

Double glazed windows to rear and side. Radiator.

LIVING ROOM

17' x 12'

Two double glazed windows to front. Fireplace. Radiator.

KITCHEN

10' x 8'

Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with worktop surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, hob and extractor fan. Integrated dishwasher and washing machine. Space for fridge freezer. Cupboard providing storage.

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed

bath unit and shower and screen. Tiled surround.

OWN REAR GARDEN

The property benefits from own large rear garden with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Brick built storage shed.

DRIVEWAY

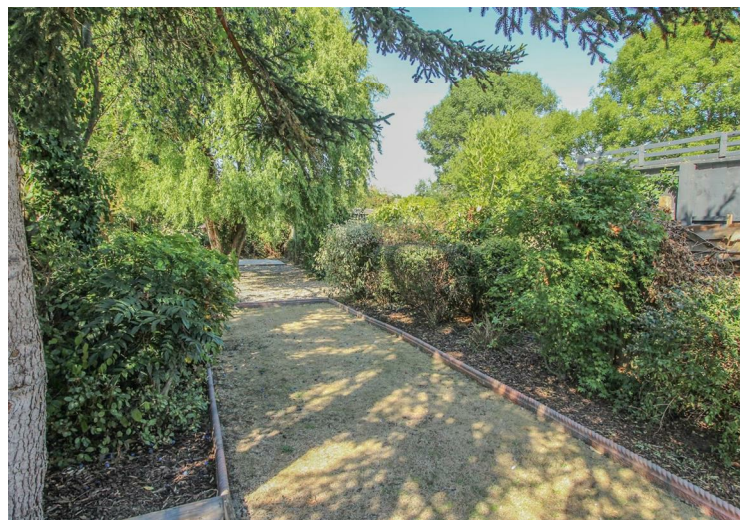
The property benefits from driveway providing off street parking.

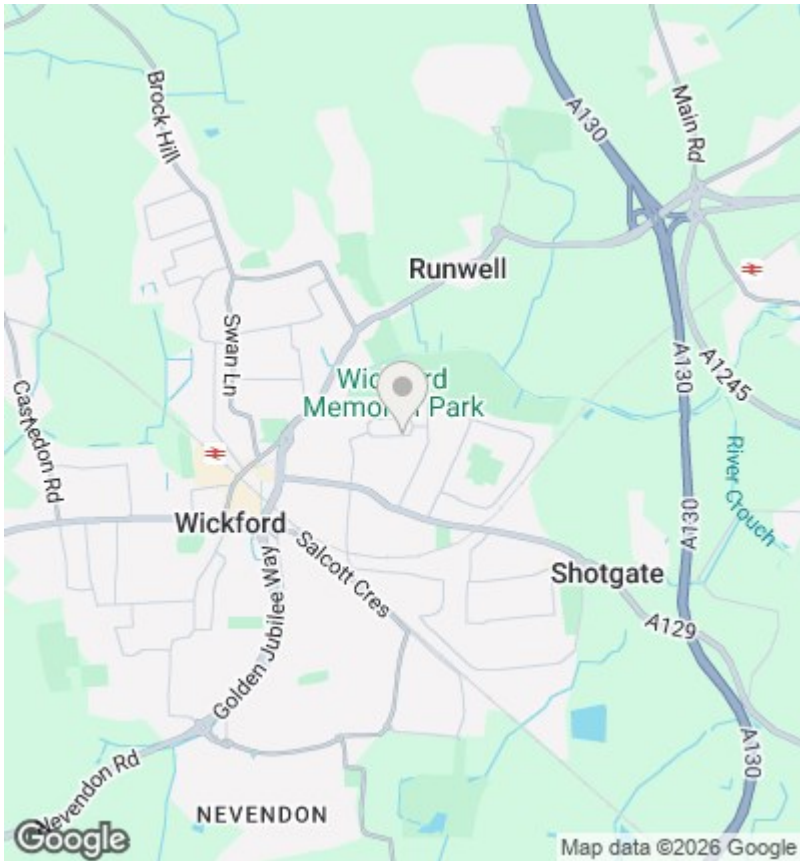
DISCLAIMER

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.

IMAGES USED TAKEN PREVIOUSLY

LEASEHOLD INFORMATION TO FOLLOW CONTACT THE AGENT AS SUBJECT TO LEGAL CONFIRMATION



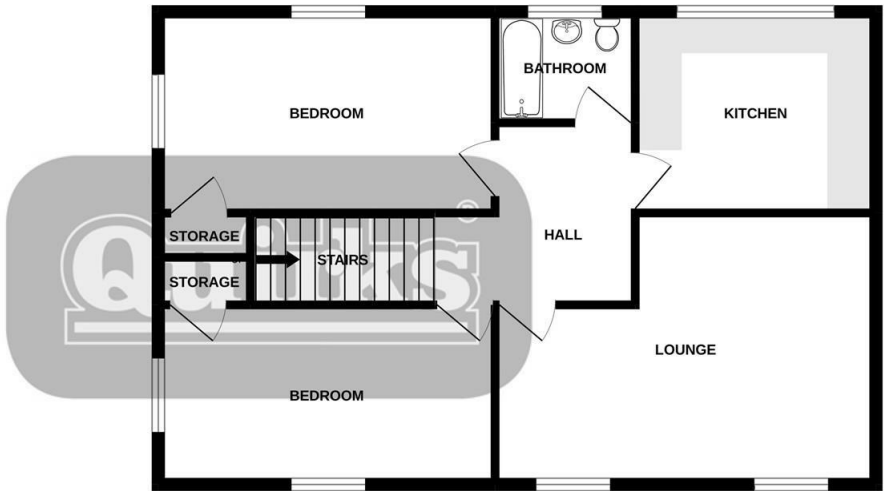


EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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

FIRST FLOOR



This floor plan is for illustrated 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
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