



## Anglesey Gardens, Wickford

£415,000

- Living Room 14' x 11'
- Kitchen 10'4 x 8'6
- 3 Bedrooms
- Garden to Rear
- No Onward Chain
- Dining Room 9'3 x 9'
- Conservatory 9'6 x 9'6
- Cloakroom, En-suite & Bathroom
- Driveway to Side

3 BEDROOM LINK-DETACHED. CONVERTED GARAGE TO OFFICE/STUDY. GARDEN TO REAR. DRIVEWAY TO SIDE. NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location on the popular Wick Meadows development within walking distance of local shops, school and medical centre is this 3 bedroom link-detached property benefitting from accommodation including living room 14' x 11', dining area 9'3 x 9', kitchen 10'4 x 8'6, conservatory 9'6 x 9'6, 3 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, garage converted to office/study 8' x 6'1 and independent driveway providing off street parking. The property is offered with no onward chain.



Council Tax Band: D



## ENTRANCE PORCH

Double glazed windows to front and side. Double glazed door to:

## ENTRANCE HALL

Radiator. Coved ceiling. Tiling to floor. Under stairs recess.

## CLOAKROOM

Double glazed opaque window, low flush wc, pedestal wash hand basin, radiator

## LOUNGE

14 x 11  
Double glazed window front. Radiator. Coved ceiling. Archway to:

## DINING AREA

9'3 x 9  
Double glazed French doors to rear garden. Radiator. Coved ceiling.

## KITCHEN

10'4 x 8'6  
Double glazed window 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. Recess for washing machine, dishwasher and fridge freezer. Built in oven, hob and extractor fan above. Tiling to floor.

## CONSERVATORY

9'6 x 9'6  
Double glazed windows to sides and double glazed French doors to rear garden. Ceiling fan. Laminate finish to floor.

## OFFICE/STUDY

8 x 6'1  
Double glazed window to rear. Laminate finish to floor.

## FIRST FLOOR LANDING

Access to loft which we understand from the vendor is mostly boarded with loft ladder. Built in storage cupboard.

## BEDROOM ONE

11'3 x 10'9  
Double glazed window to rear. Built in wardrobes. Radiator. Coved ceiling.

## ENSUITE

Double glazed opaque window to side. Suite comprising of vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rial.

## BEDROOM TWO

10'8 x 9'8  
Double glazed window to front. Radiator. Fitted wardrobe cupboard.

## BEDROOM THREE

7' x 7'2  
Double glazed window to rear. Radiator. Fitted



double wardrobe cupboard.

#### FAMILY BATHROOM

Double glazed opaque window to front.

Radiator, Suite comprising of enclosed low level, vanity wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiled surround. Radiator/rail.

#### WESTERLY REAR GARDEN

Commencing with raised deck. Fenced to all boundaries. Side access. External light, tap and power points.

#### FRONT GARDEN

#### ATTACHED GARAGE

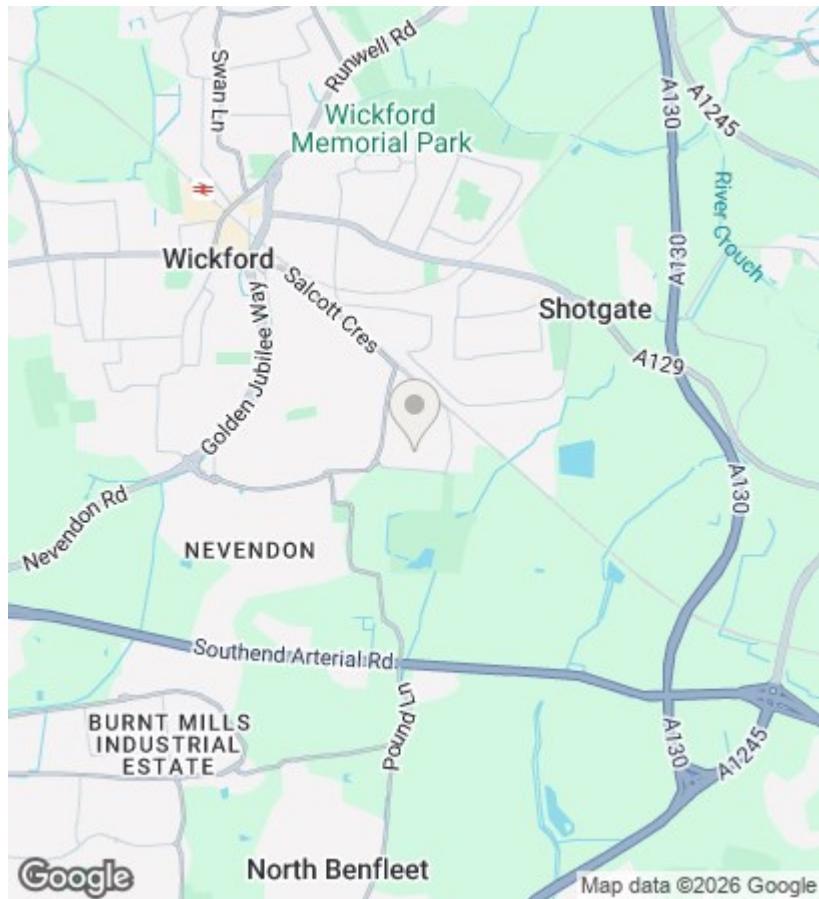
Converted to office/study with remainder 8'10 x 6'2 storage space. Independent driveway providing off street parking.

#### 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.







## EPC Rating:

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

