



## Alicia Avenue, Wickford

Price Guide £325,000

- Lounge 15'8 x 15'2
- Kitchen 11'10 x 7'6
- Family Bathroom
- Garage in Nearby Block
- Dining Room 11'4 x 7'6
- 3 First Floor Bedrooms
- Garden to Rear

GUIDE PRICE £325,000 - 350,000

3 BEDROOM TERRACED. GARAGE IN NEARBY BLOCK. GARDEN TO REAR. 15'8 lounge. 11'4 dining room. 11'10 kitchen.



Council Tax Band:



Double glazed opaque door to:

#### ENTRANCE HALL

Double glazed opaque window to front. Tiling to floor. Radiator.

#### LOUNGE

15'8 x 15'2

Double glazed window to front. Radiator.

#### DINING ROOM

11'4 x 7'6

Double glazed French doors to rear garden. Radiator (untested).

#### KITCHEN

11'10 x 7'6

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 fridge freezer and washing machine. Built in oven, hob and extractor fan above (all untested). Tiling to floor.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

12'8 x 8'6

Double glazed window to front. Built in treble wardrobe cupboards. Radiator (untested).

#### BEDROOM TWO

11' x 8'4

Double glazed window to rear. Radiator (untested). Fitted double wardrobe cupboards.

#### BEDROOM THREE

Double glazed window to front. Radiator (untested). Built-in cupboard.

#### BATHROOM

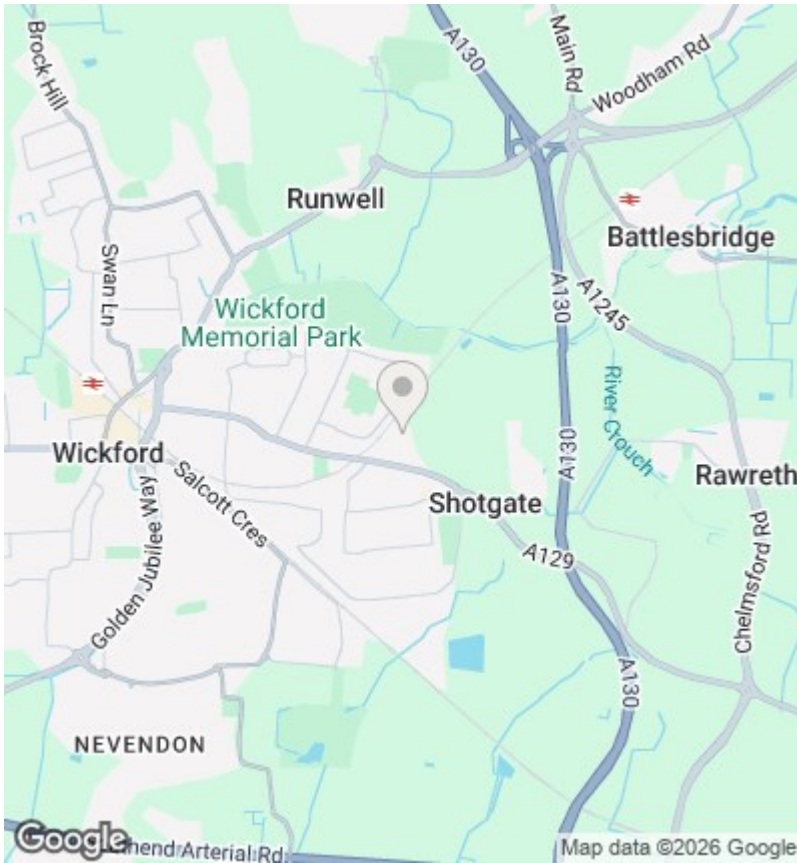
Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator/rail (untested). Vanity cupboard.

#### REAR GARDEN

Fencing to side and rear boundaries. Shed 15' x 12'. Gate to rear.

#### GARAGE IN NEARBY BLOCK





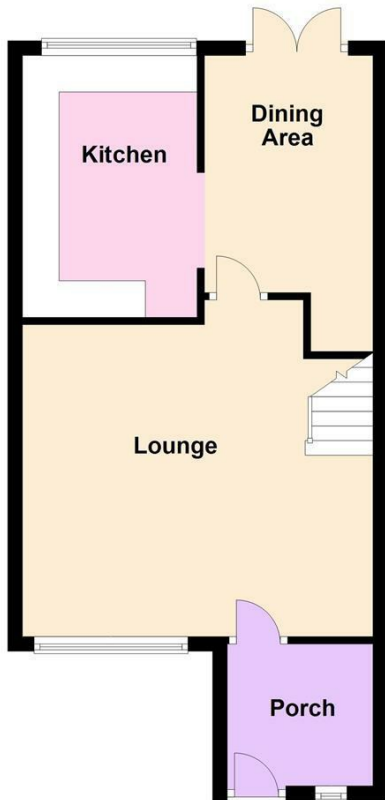
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

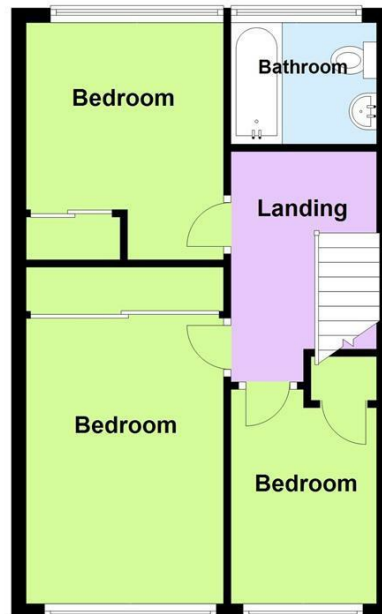
### Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.2 sq. feet)