Quirk & Partners®

Quirks









Ozonia Avenue, Wickford

£450,000

- Lounge 17'8 x 13'10
- Kitchen 12' x 7'8
- Cloakroom/Utility 7'8 x 4'2
- Garden to Rear
- Dining Room 12'8 x 10'4
- Study 11' x 7'2
- 3 First Floor Bedrooms
- Driveway to Front

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Situated on the Nevendon side of Wickford close to local schools and shops and easy access of the A127 is this extended 3 bedroom semi-detached property with accommodation including lounge 17'8 x 13'10, dining room 12'8 x 10'4, kitchen 12' x 7'8, study from converted garage 11' x 7'2, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear and driveway to front providing off street parking. No onward chain.

3 C

Council Tax Band: D







Composite door to:

SPACIOUS ENTRANCE HALL
10'10 x 10'2
Tow double glazed opaque windows to front. Radiator. Under stairs cupboard.

STUDY
11' x 7'2
Double glazed window to front. Radiator.

CLOAKROOM/UTILITY
7'8 x 4'2
Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Base and wall mounted unit with worktop. Space for washing machine. Radiator. Updated boiler.

DINING ROOM
12'8 x 10'4
Radiator. Downlighters to ceiling. Laminate finish to floor extending open plan to:

LOUNGE
17'8 x 13'10
Double glazed patio doors and window to rear. Two radiators. Downlighters to ceiling.

KITCHEN
12' x 7'8
Double glazed window and double glazed door to side. Range of updated based and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in double oven, hob, microwave and extractor fan. Space and provision for dishwasher and tumble dryer. Foot heater. Tiled surround.

FIRST FLOOR LANDING

BEDROOM ONE
13' x 10'
Double glazed window to rear. Radiator.

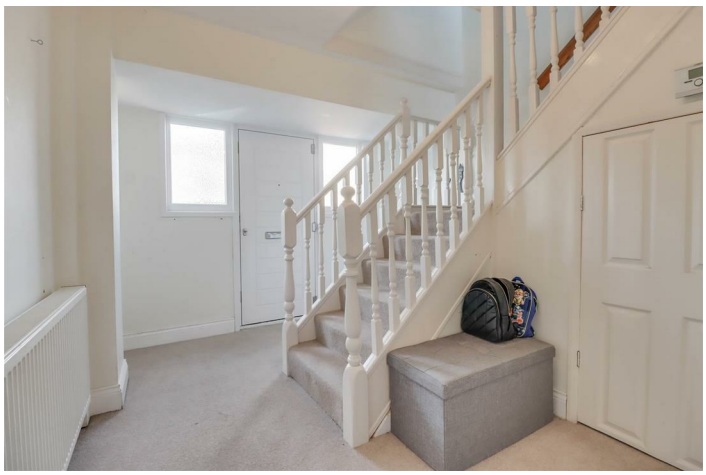
BEDROOM TWO
13' x 8'
Double glazed window to rear. Radiator.

BEDROOM THREE
10'10 x 7'2
Double glazed window to front. Radiator.

SPACIOUS BATHROOM
8' x 7'9
Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin, panel enclosed bath unit and shower cubicle. Radiator. Tiled surround.

ADDITIONAL CLOAKROOM
Double glazed opaque window to side. Low level WC.







REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Access to side and gate. Outside tap. Wide area to side with storage.

DRIVEWAY TO FRONT

The property benefits from driveway to front 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.





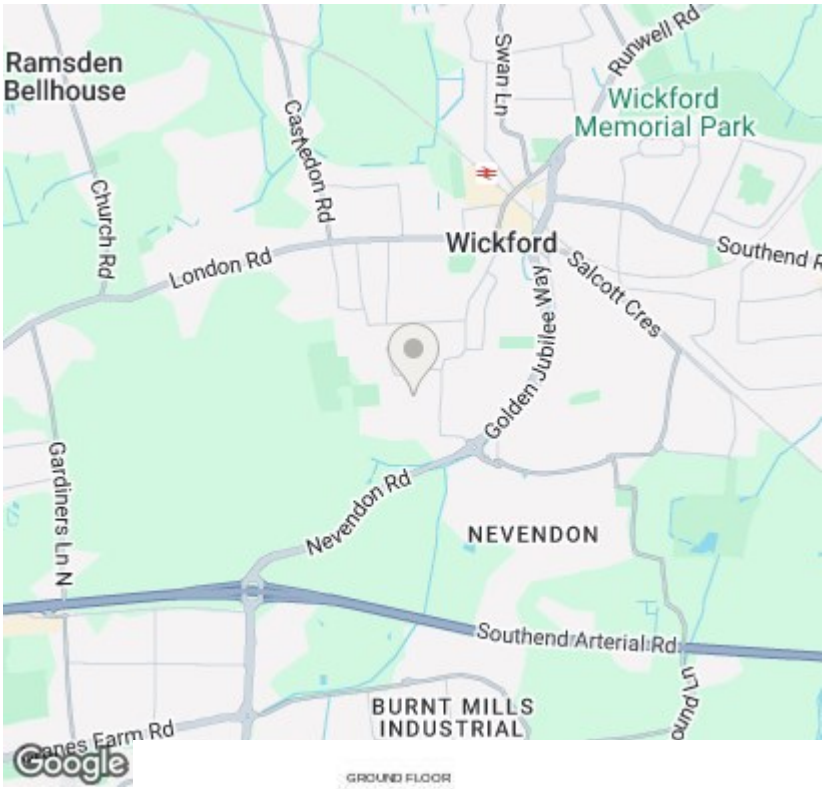






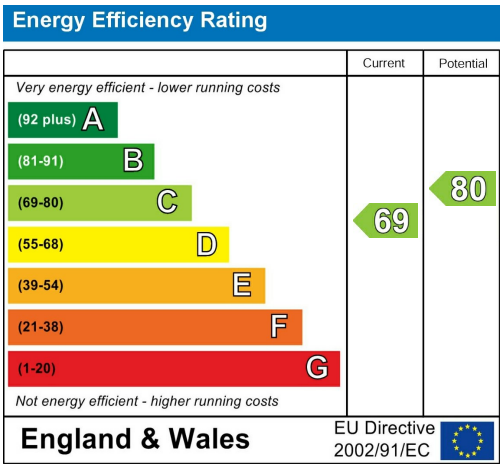






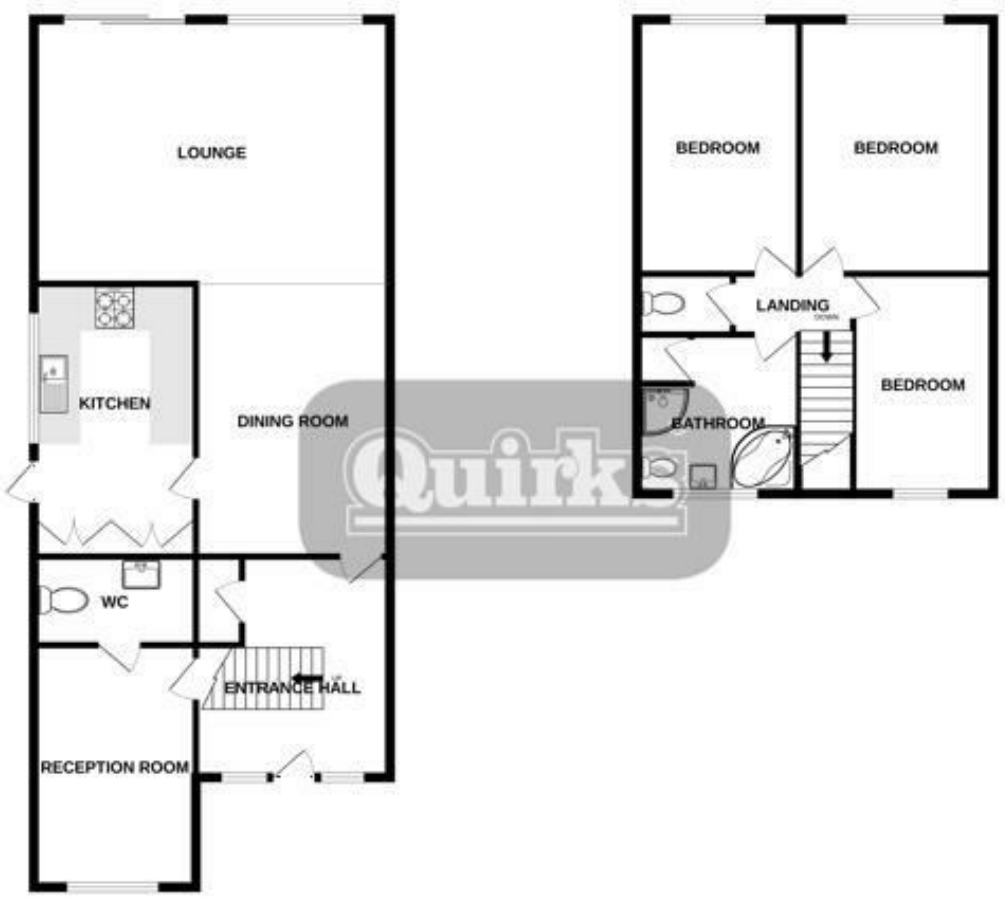
EPC Rating:

C



GROUND FLOOR

1ST 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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