



Guernsey Gardens, Wickford

Offers In The Region Of £450,000

- Lounge 22'2 x 12'
- Kitchen/Breakfast Room 10'10 x 10'
- 3 First Floor Bedrooms
- Garden to Rear
- Dining Room 11'6 x 11'6
- Cloakroom
- Spacious Bathroom
- Integral Garage & Driveway

Situated in a convenient and popular location set within walking distance of town and station is this 3 bedroom semi-detached property benefitting from accommodation including lounge 22'2 x 12', dining room 11'6 x 11'6, kitchen/breakfast room 10'10 x 10', 3 first floor bedrooms, spacious bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear approaching 60ft, integral garage and driveway to front providing off street parking.



Council Tax Band: D



RECESS PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator. Coved ceiling. Understairs cupboard. Amtico flooring.

LOUNGE

22'2 x 12'

Double glazed window to front. Double glazed French doors and double glazed panelling to rear garden. Skirting radiator. Fireplace. Coved ceiling.

DINING ROOM

11'6 x 11'6

Double glazed window to side. Radiator. Coved ceiling. Amtico flooring. Opaque glazing and door to:

KITCHEN/BREAKFAST ROOM

10'10 x 10'

Double glazed window to rear. Radiator. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in oven, grill, hob and extractor fan above. Integrated washing machine and dishwasher.

REAR PORCH

Double glazed door to

side. Space for fridge freezer.

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Extensive tiled surround.

FIRST FLOOR LANDING

Double glazed window to side. Radiator. Return access to loft. Coved ceiling. Airing cupboard with updated cylinder.

BEDROOM ONE

12'2 x 12'

Double glazed window to front. Radiator. Fitted wardrobe cupboards and drawers.

BEDROOM TWO

12' x 9'2

Double glazed window to front. Radiator. Coved ceiling. Fitted wardrobe cupboards.

BEDROOM THREE

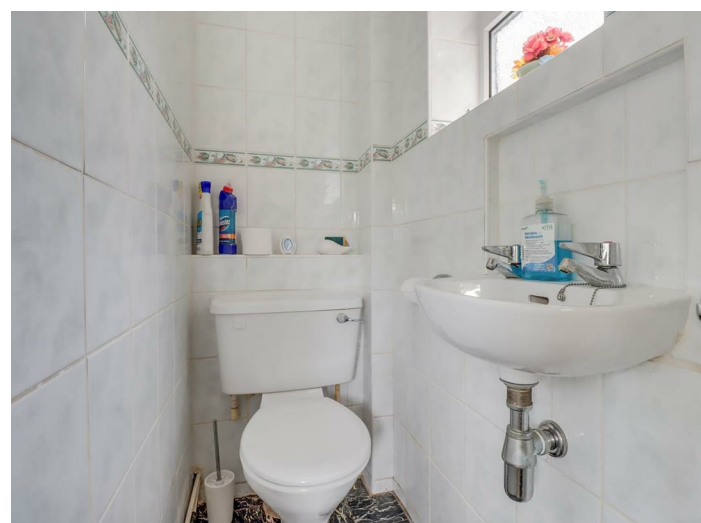
11'8 x 7'8

Double glazed window to front. Radiator. Coved ceiling.

SPACIOUS BATHROOM

9'4 x 7'2

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin, corner bath unit and shower cubicle.



Radiator/rail. Coved ceiling. Tiled surround.
Downlighters to ceiling. Shaver point.

REAR GARDEN

approaching 60ft

Commencing with raised patio area to front
with remainder laid to lawn. Fencing to side
and rear boundaries. Access to side via path
and gate. Outside tap.

DRIVEWAY TO FRONT

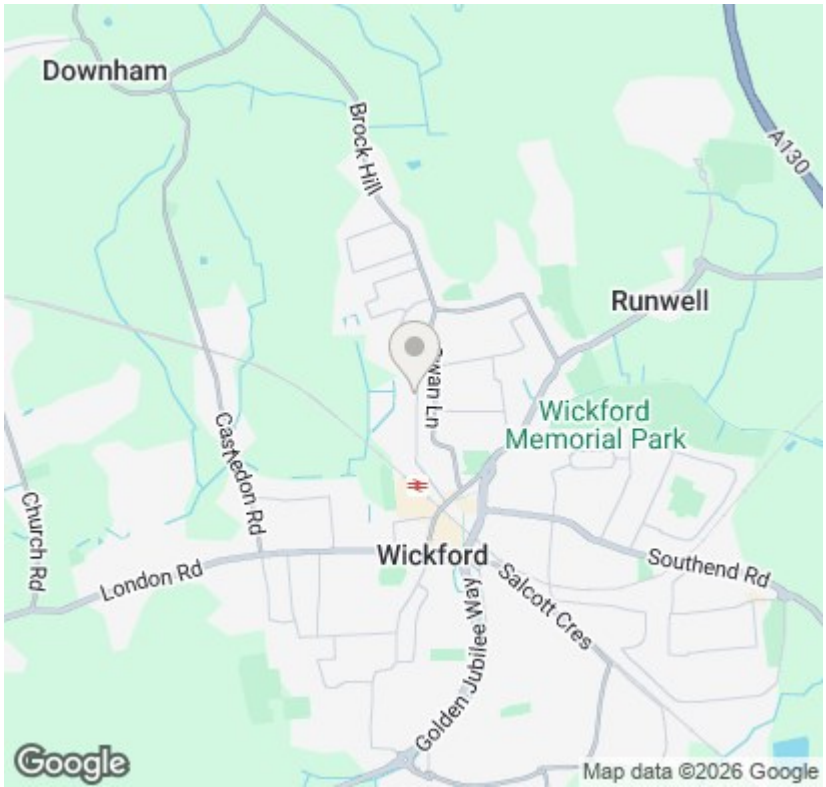
The property benefits from driveway to front
providing off street parking.

INTEGRAL GARAGE

Electric up and over door to front. Power and
light connected. Gas fired boiler.







EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(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

