



## Elder Avenue, Wickford

Offers Over £360,000

- THREE BEDROOM SEMI DETACHED
- CLOSE TO BROMFORDS SCHOOL
- DOUBLE GLAZED
- TREE LINED AVENUE
- COUNCIL TAX - D - BASILDON
- NO ONWARD CHAIN
- DETACHED GARAGE
- GAS CENTRAL HEATING
- ALL AMENITIES NEARBY
- EPC - D

A THREE BEDROOM SEMI DETACHED HOUSE located in a popular TREE LINED AVENUE close to BROMFORDS SCHOOL and other local amenities. Other advantages of this property include DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING and SOUTHERLY FACING REAR GARDEN. This home is being offered for sale with NO ONWARD CHAIN and QUIRKS would urge interested applicants to view internally as a matter of urgency so as to not be disappointed.



Council Tax Band: D



#### ENTRANCE HALL

Part glazed street door to hall, radiator, doors to accommodation, base of stairs to first floor

#### LOUNGE

16'2 x 11'7

Double glazed window to front, radiator, wood effect laminate floor covering, feature fire surround

#### KITCHEN/DINER

15'6 x 7'9

Door to rear garden, double glazed window alongside, modern white high gloss units to both ground and eye level, complimentary roll edged worksurfaces with inset sink unit with drainer and mixer tap, space for cooker with cooker hood over, tiled floor and tiled splash back

#### FIRST FLOOR LANDING

Access loft and doors to accommodation

#### BEDROOM ONE

Double glazed window to front, radiator, built in cupboard

#### BEDROOM TWO

9'1 x 8'10

Double glazed window, radiator

#### BEDROOM THREE

8'3 x 6'4

Double glazed window, radiator

#### FAMILY BATHROOM

Double glazed window, tiling to walls, panelled bath with shower and screen over, low flush wc and pedestal wash hand basin

#### DETACHED GARAGE

17'5 x 8'2

Detached garage accessed via up and over door, power and light supplied, driveway in front offering off road parking

#### FRONT GARDEN

Lawn area, side access to garden, driveway offering off road parking in front of DETACHED GARAGE

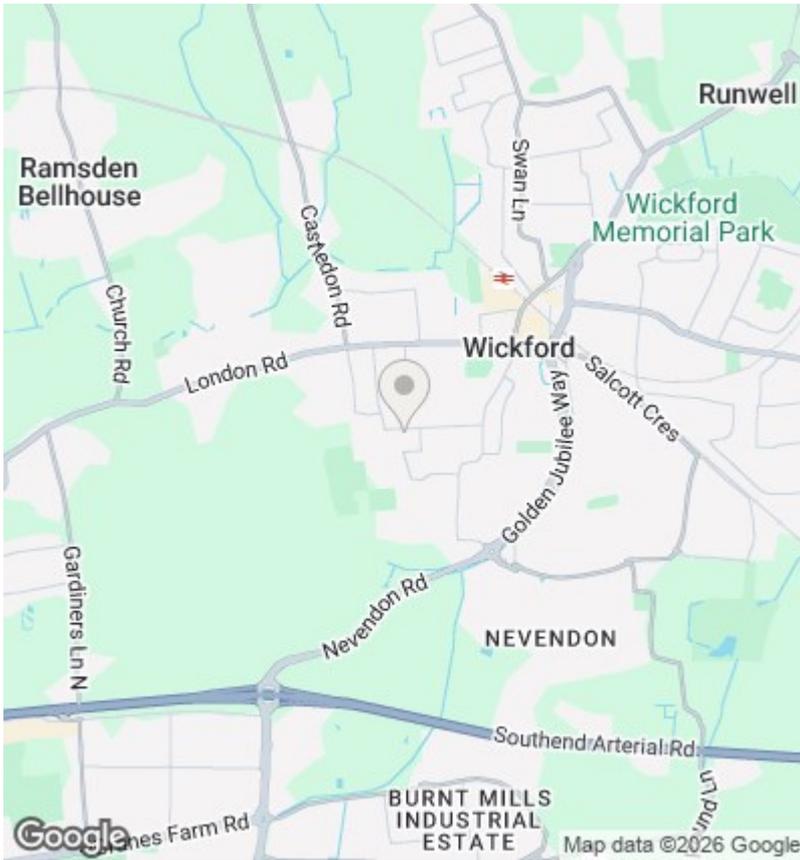
#### REAR GARDEN

Paved patio to fore, mature borders and flower beds, side pedestrian access to front, shed, fenced to all boundaries

#### 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.

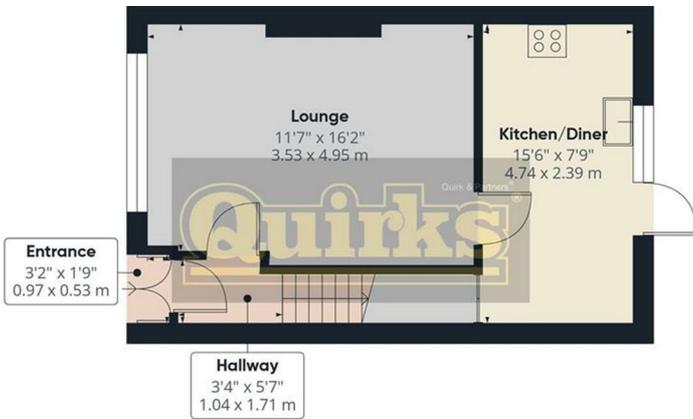




EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</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	



Floor 0 Building 1



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