



## Beauchamps Drive, Wickford

Offers In Excess Of £400,000

- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- GARAGE
- CLOSE TO SCHOOLS
- CHAIN FREE
- SEMI DETACHED
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- FREEHOLD
- LOCAL AUTHORITY = BASILDON BAND D

3 BEDROOM SEMI-DETACHED. NO ONWARD CHAIN. Quirks are delighted to offer to the market this well maintained three bedroom semi detached house benefitting from off street parking for numerous vehicles, garage and is being sold as a chain free transaction. Located within a desirable area close to local schools, amenities and within walking distance to Wickford memorial Park an internal viewing comes highly recommended.



Council Tax Band: D



### ENTRANCE HALLWAY

Enter through solid wood opaque glass panelled door into hallway, tiled flooring, radiator with wooden radiator cover, storage cupboard, stairs to first floor, wooden glass panelled door to Lounge, two double glazed windows to front and side aspect.

### LOUNGE

23'0 x 12'0

Wooden flooring, two radiators with wooden radiator covers, wooden glass panelled door to kitchen, double glazed bay window to front aspect, double glazed patio doors with side windows to rear aspect.

### KITCHEN

11'8 8'2

Tiled flooring, selection of fitted wall & base units with roll top work surfaces and splashbacks, 5 ringed gas hob and electric oven with extractor hood over, integrated fridge/freezer, dishwasher, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, double glazed door and window to rear aspect.

### LANDING

Carpeted flooring, doors to all first floor rooms, storage cupboard housing Combination boiler, double glazed window to side aspect.

### BEDROOM

12'9 x 9'9

Carpeted flooring, radiator, double glazed window to front aspect.

### BEDROOM

11'4 x 7'5

Carpeted flooring, radiator, double glazed window to rear aspect.

### BEDROOM

9'10 x 7'5

Carpeted flooring, radiator, double glazed window to front aspect.

### BATHROOM

Tiled floor, tiled walls, three piece suite consisting of corner spa bath, low level W.C, freestanding storage unit with mounted wash hand basin and mixer tap.

### FRONT GARDEN

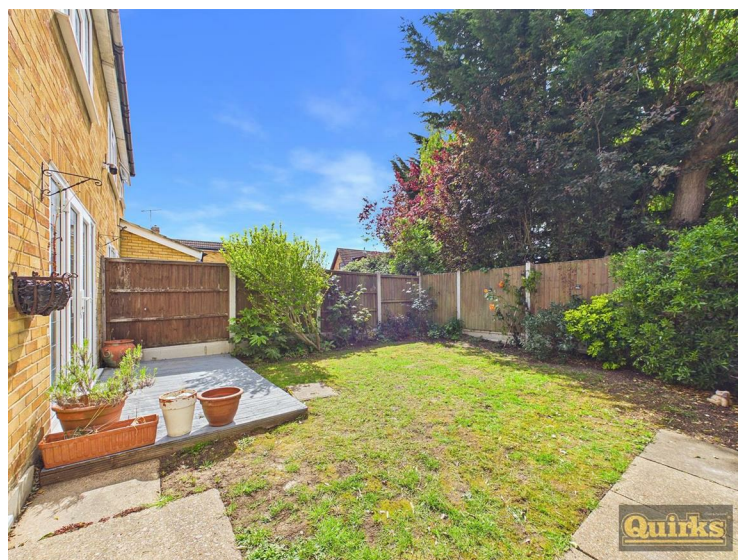
Brick paved with off street parking for 3/4 cars

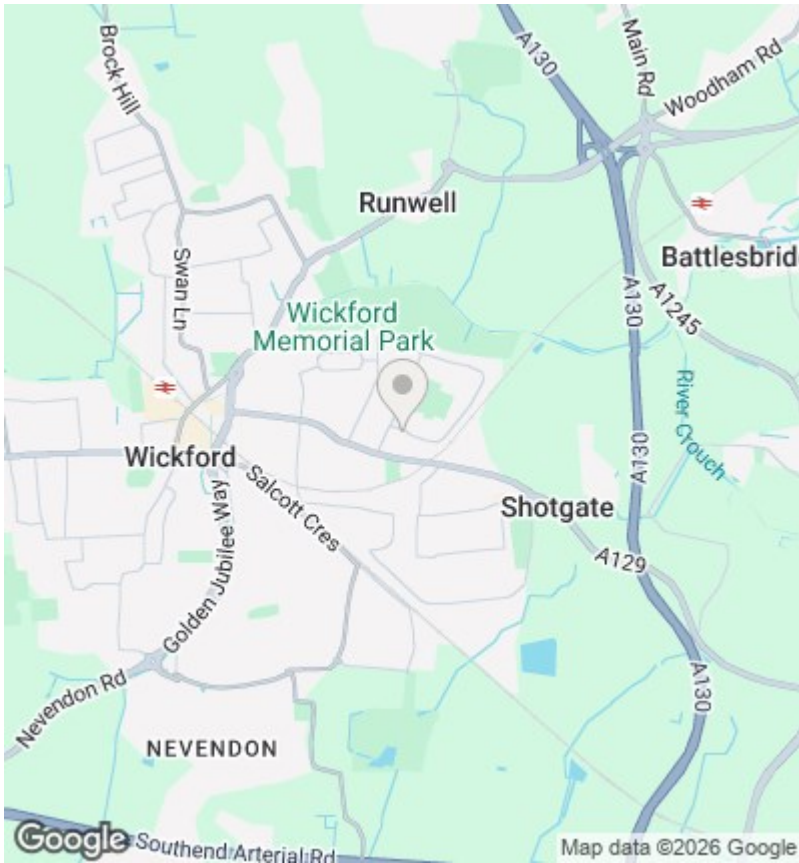
### REAR GARDEN

Decking section with main area laid to lawn, access to garage via double glazed door and up and over garage door.

### DISCLAIMER

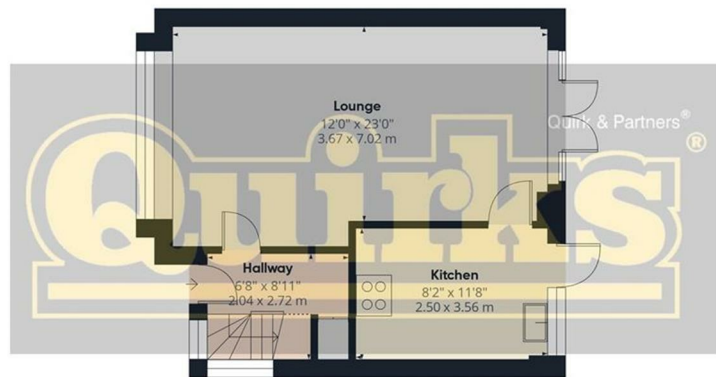
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:

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

