



Alderney Gardens, Wickford

£350,000

- Lounge 21'8 x 10'10
- Snug 11'4 x 10'4
- Bedroom 1 16' x 9'8
- Updated Bathroom
- Kitchen/Breakfast Room 21'4 x 7'10
- Conservatory 10'4 x 7'10
- Bedroom 2 11'10 x 11'
- South/West Garden to Rear

Situated on the Swan Lane area of Wickford close to town centre and mainline station is this 2 bedroom end terraced property benefitting from accommodation including lounge 21'8 x 10'10, snug 11'4 x 10'4, kitchen/breakfast room 21'4 x 7'10, conservatory 10'4 x 7'10, 2 first floor bedrooms and updated bathroom. The property's specification includes double glazed windows and gas fired radiator heating and south/westerly garden to rear. On street parking.

2









C

Council Tax Band:



Double glazed sliding doors to:

ENTRANCE PORCH

Double glazed opaque windows to sides and double glazed patio doors to:

ENTRANCE HALL

11'6 x 7'10

Radiator. Under stairs cupboard.

LOUNGE

21'8 x 10'10

Double glazed window to front. Radiator. Coved ceiling. Double doors to:

SNUG

11'4 x 10'4

Double glazed window to rear. Radiator.

KITCHEN/BREAKFAST ROOM

21'4 x 7'10

Double glazed window to side. Radiator. 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 range style cooker, washing machine, dishwasher and fridge freezer. Breakfast bar. Tiled surround. Double glazed patio doors to:

CONSERVATORY

10'4 x 7'10

Double glazed windows to sides and rear. Tiling to floor.

FIRST FLOOR LANDING

Built in storage cupboard. Access to loft.

BEDROOM ONE

16' x 9'8

Double glazed window to front. Radiator. Built in cupboard housing updated boiler.

BEDROOM TWO

11'10 x 11'

Double glazed window to rear. Radiator.

UPDATED BATHROOM

7'8 x 5'10

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Radiator/rail.

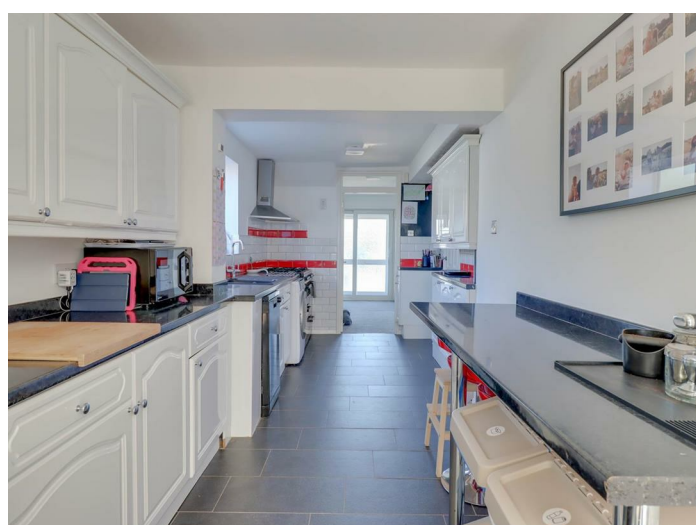
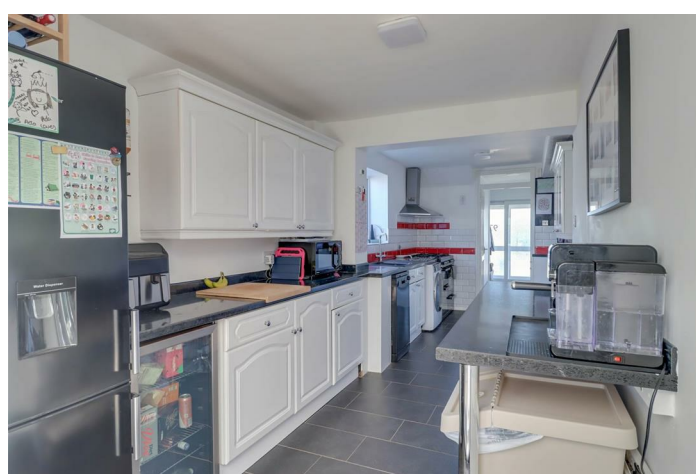
REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with retaining beds. Fencing to boundaries. Access via path and gate to side.

ON 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.





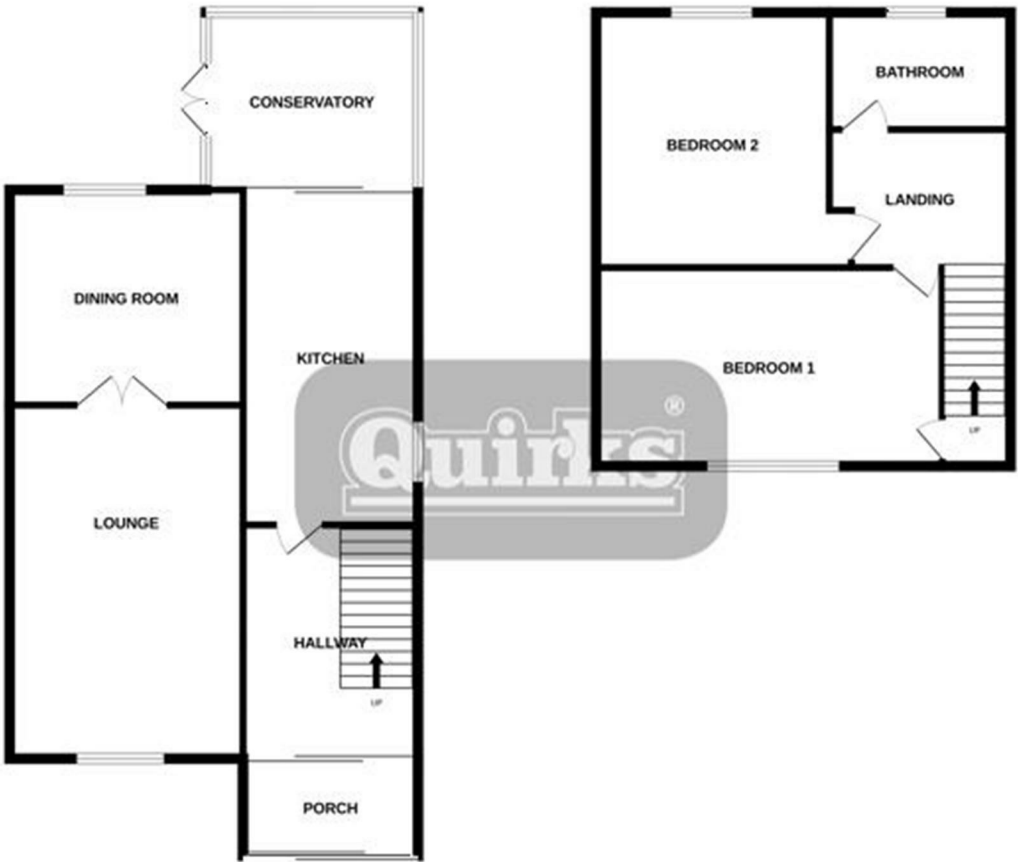


EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative 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 12/2017
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