



GUIDE PRICE £350,000 - £365,000. Bear Estate Agents are thrilled to bring to the market this highly spacious and ideally positioned, THREE bedroom, terraced house. Barrie Pavement is located amongst a quaint series of walkways and no-through roads and this home in particular is located within a short walk of local shops (Co-op parade, Nevendon Road), local schools and popular bus routes. Wickford High Street is only 0.6 miles away and offers a diverse array of shops, services and food outlets to be enjoyed. Wickford Railway Station is only 0.9 miles door to door, and helpfully connects Stratford and London Liverpool Street in 35 and 40 minutes respectively on the Great Anglia service. Finally, the road links from Wickford are superb, with the A127, A130 and A13 all accessible in a matter of minutes!

- Walking Distance to Local Shops, Schools and Bus Routes
- 0.6 Miles to Wickford High Street
- 0.9 Miles to Wickford Railway Station
- Ground Floor WC
- Multiple Reception Rooms
- Three Good Sized Bedrooms
- Low-Maintenance Rear Garden
- Outbuilding
- Garage
- Driveway to Front

## Barrie Pavement

Wickford

**£350,000**

Guide Price



# Barrie Pavement



The internal layout of this home begins with an inviting entrance hall which adjoins a large cupboard and a ground floor WC, and leads through to the dining room. The dining room is a great space, measuring 10'7 x 12'8 and sitting at the heart of home, giving access to the kitchen and lounge. The kitchen is located at the front of the home, measuring 9'7 x 8'1 and boasts an abundance of cupboard and worktop space! The lounge overlooks the rear garden and measures 11'3 x 18'11, boasting a door into the garden and French doors into a conservatory which contributes and additional 11'3 x 9'1 to the living space.

Upstairs is host to two double bedrooms, a single bedroom and the family bathroom suite. Bedrooms 1 and 2 measure 8'7 x 13'1 and 11'9 x 8'5 respectively and each benefit from a large built in storage cupboard. Bedroom 3 measures 11'5 x 5'10. The family bathroom is a three-piece suite comprised of walk-in shower, toilet and sink.

The rear garden is a great size and low-maintenance, comprised of patio and turf areas. To the rear garden is an outbuilding to be enjoyed and access to the garage! This home is also one of the only properties on Barrie Pavement to boast a driveway to the front of the home! There is additional on-street parking available outside the front of the home.

The spacious homes always sell very fast so we highly recommend booking a viewing at the earliest convenience. Call us today to organise your appointment!

Council Tax Band: C (£1908.72)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**GUIDE PRICE £350,000 - £365,000**

**Highly Spacious Home!**

**Walking Distance to Local Shops, Schools and Bus R**

**0.6 Miles to Wickford High Street**

**0.9 Miles to Wickford Railway Station**

**Entrance Hall**

**Ground Floor WC**

**Lounge (11'3 x 18'11)**

**Kitchen (9'7 x 8'1)**

**Dining Room (10'7 x 12'8)**

**Conservatory (11'3 x 9'1)**

**Bedroom 1 (8'7 x 13'1)**

**Bedroom 2 (11'9 x 8'5)**

**Bedroom 3 (11'5 x 5'10)**

**Three-Piece Bathroom Suite**

**Ample Storage on Both Floors**

**Low-Maintenance Rear Garden**

**Outbuilding**

**Garage**

**Driveway to Front**



# Floor Plan



# Area Map



# Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

