



## Azalea Avenue, Wickford

£230,000

- Living Room 14'6 x 12'8
- Bedroom 1 10'8 x 10'
- Own Rear Garden
- Approx 141 Years Remaining
- Kitchen 12' x 11'
- Bedroom 2 9'10 x 9'8
- No Onward Chain
- On Street Permit Parking

SPACIOUS 1ST FLOOR MAISONETTE. 2 BEDROOMS. TOWN CENTRE LOCATION. OWN REAR GARDEN. NO ONWARD CHAIN. ON STREET PERMIT PARKING. Ideally located within minutes walk of town centre and mainline station is this spacious 2 bedroom first floor maisonette with shared pedestrian access to own rear garden benefitting from accommodation including living room 14'6 x 12'8, kitchen 12' x 11', 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested). The property benefits from no onward chain. ON STREET PERMIT PARKING.



Council Tax Band: B



Double glazed opaque door to:

#### ENTRANCE PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

Stairs to first floor landing. Door to:

#### BEDROOM ONE

10'8 x 10'

Double glazed window to front. Radiator (untested). Coved ceiling.

#### BEDROOM TWO

9'10 x 9'8

Double glazed window to front. Radiator (untested). Coved ceiling.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator (untested). Tiled surround. Airing cupboard.

#### KITCHEN

12' x 11'

Double glazed window to rear. Radiator (untested). 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 washing machine and fridge freezer. Built in oven and

hob (all untested). Cupboard housing gas fired boiler and meter).

#### LIVING ROOM

14'6 x 12'8

Double glazed window to rear. Radiator (untested). Coved ceiling.

#### OWN REAR GARDEN

The property benefits from own rear garden with shared pedestrian access. Lawn area. Shed.

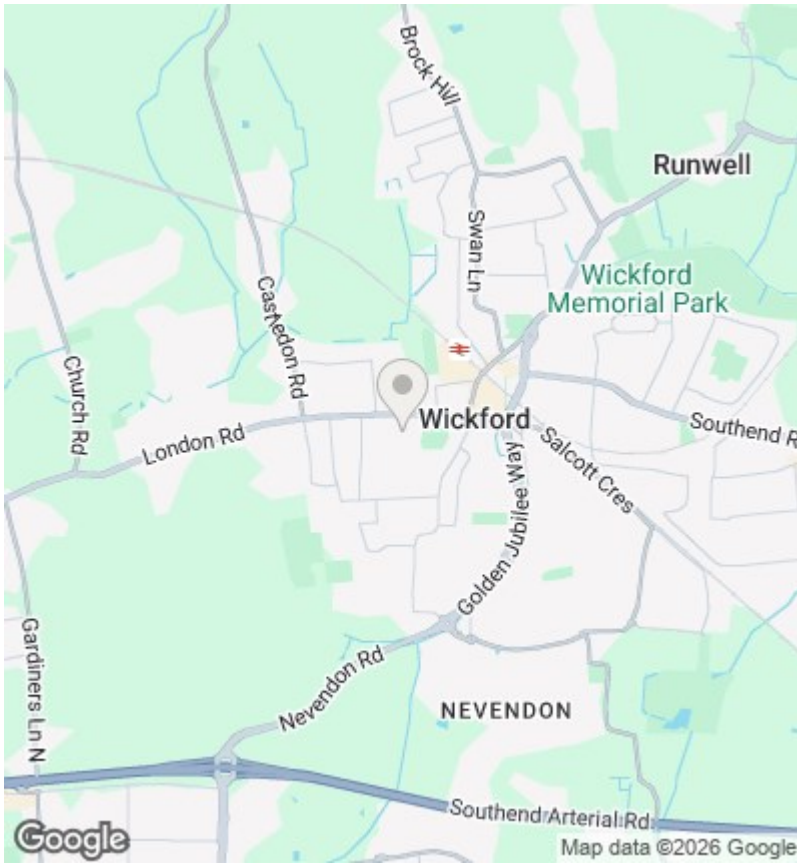
#### LEASEHOLD INFORMATION

We believe that there is approx 141 years left on the lease with £15.00 per annum charge.

#### AGENTS NOTE

Please note that there is on street permit parking.





EPC Rating:

C

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>	71	77
(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 