



## Mapleleaf Gardens, Wickford

£400,000

- LOUNGE 16'6 X 11'9
- CONSERVATORY 11'2 X 8'10
- BATHROOM
- GARAGE WITH OWN DRIVEWAY
- NEWLY FITTED KITCHEN/DINER 16' X 8'8
- 3 FIRST FLOOR BEDROOMS
- GARDEN TO REAR
- NO ONWARD CHAIN

3 BED SEM-DETACHED HOUSE WITH GARAGE AND OWN DRIVEWAY. CLOSE TO SCHOOL AND EASY ACCESS OF TOWN CENTRE AND STATION. REFITTED KITCHEN/DINER. 16'6 LOUNGE. 11'2 CONSERVATORY. BATHROOM. NO ONWARD CHAIN. DOUBLE GLAZED WINDOWS. GAS RADIATOR HEATING. Situated in a popular location on the Nevendon Road side of Wickford close to local schools and easy access of town center and station is this 3 bedroom semi-detached house benefitting form newly fitted 16' kitchen/diner, 16'6 lounge and 11'2 conservatory with first floor bathroom. The property benefits from double glazed windows, gas radiator heating and is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: C



### ENTRANCE HALL

Recessed Porch to front with double glazed door providing access. Radiator.

### LOUNGE

16'6 x 11'9

Double glazed window to front. Double radiator. Coved. Laminate floor extending to:

### NEWLY FITTED KITCHEN/DINER

16' x 8'8

New range of base and wall units with work tops extending to incorporate inset sink with cupboard beneath. Radiator. Double glazed window and door to:

### CONSERVATORY

11'2 x 8'10

Double glazed windows to rear and side. Radiator. Double glazed door to rear garden.

### FIRST FLOOR LANDING

#### BEDROOM1

14' x 9'2

Double glazed window to front. Radiator. Range of fitted bedroom furniture including wardrobes, cupboards and drawers.

#### BEDROOM 2

10'6 x 8'10

Double glazed window to rear. Radiator. Range of fitted bedroom furniture including wardrobes, cupboards and drawers.

#### BEDROOM 3

10'6 x 6'6

Double glazed window to front. Radiator.

### BATHROOM

Double glazed window to rear. Radiator. 3 piece suite comprising of low level W.C., wash hand basin and panel enclosed bath unit with tiled surround.

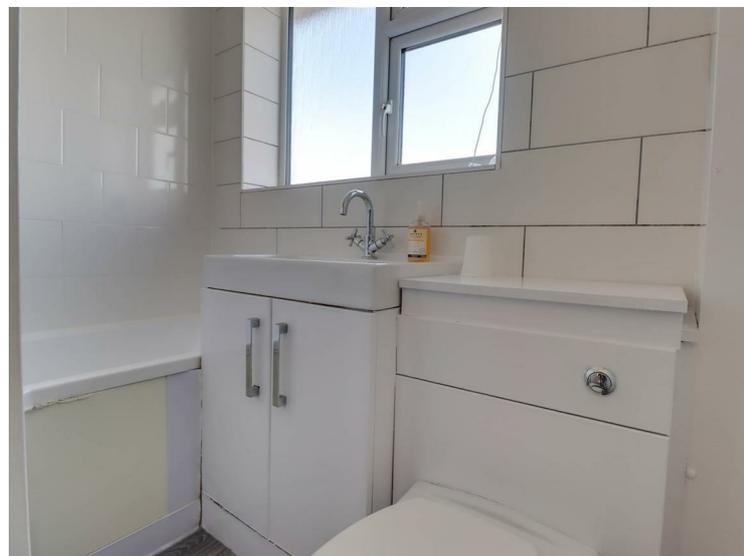
### REAR GARDEN

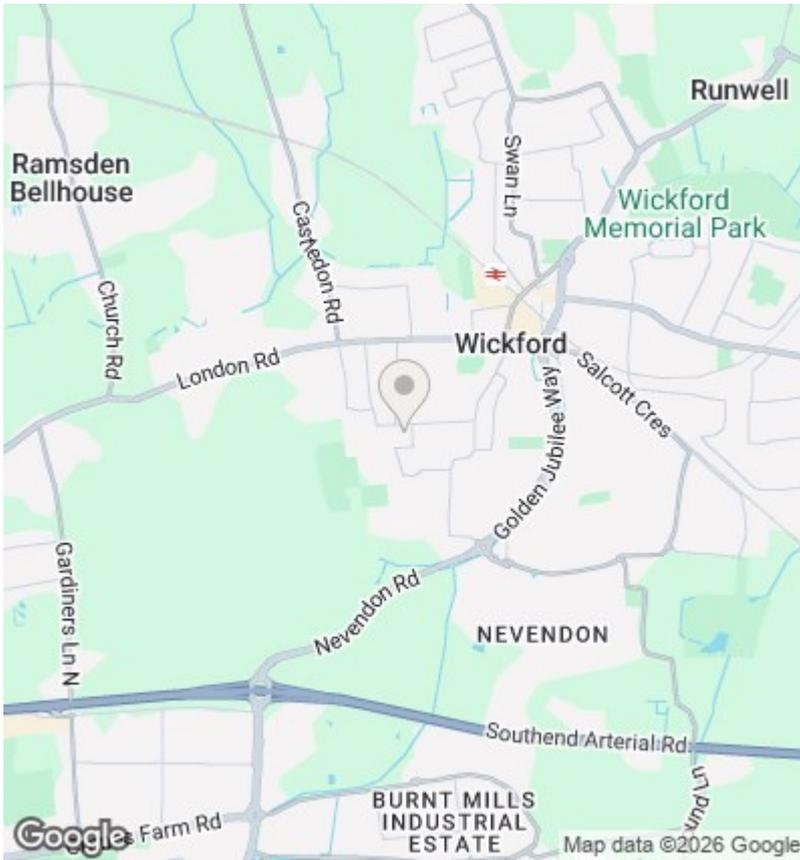
Paved patio and remainder lawned. Shed and fencing to side and rear. Gate to side.

### DETACHED GARAGE

Own drive extending to front providing off street parking.

### NO ONWARD CHAIN





EPC Rating:

D

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>		<b>63</b>	<b>82</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	

