



## Lapwing Road, Wickford

£325,000

- THREE BEDROOMS
- NO ONWARD CHAIN
- REAR GARDEN
- POPULAR LOCATION
- COUNCIL TAX - C - BASILDON
- END TERRACED HOUSE
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- CLOSE TO SCHOOLS, SHOPS AND BUS ROUTES
- EPC - D

A THREE BEDROOM END TERRACED house with OFF ROAD PARKING located in a popular area of WICKFORD being offered with NO ONWARD CHAIN. This home requires some improvement. There is a UTILTY ROOM and a LARGE LOUNGE at the back overlooking the rear garden. We would urge interested applicants to view internally as to avoid disappointment.



Council Tax Band: C



### PORCH

Glazed door to porch, further door to ENTRANCE HALL

### ENTRANCE HALL

Base of stairs to first floor, doors to accommodation, radiator, wood effect laminate floor covering

### CLOAKROOM

Low Flush wc and wash hand basin

### UTILITY ROOM

Window to front

### KITCHEN

11'10 9'10

Double glazed window to front, door to ENTRANCE HALL and LOUNGE, units to ground and eye level with working surfaces, sink unit, space for appliances

### LOUNGE

22 x 10'7

Double glazed window to rear and double glazed doors to rear garden, radiator

### FIRST FLOOR LANDING

Access to loft and doors to accommodation

### BEDROOM ONE

12 x 10'10

Double glazed window to rear, radiator

### BEDROOM TWO

13'9 x 9'9

Double glazed window to rear, radiator, wood effect laminate floor covering

### BEDROOM THREE

10 x 7'9

Double glazed window to front, radiator, wood effect laminate floor covering

### WET ROOM

Double glazed window, walk in shower, low flush wc and wash hand basin, part tiled

### REAR GARDEN

side access via gate to front, fenced

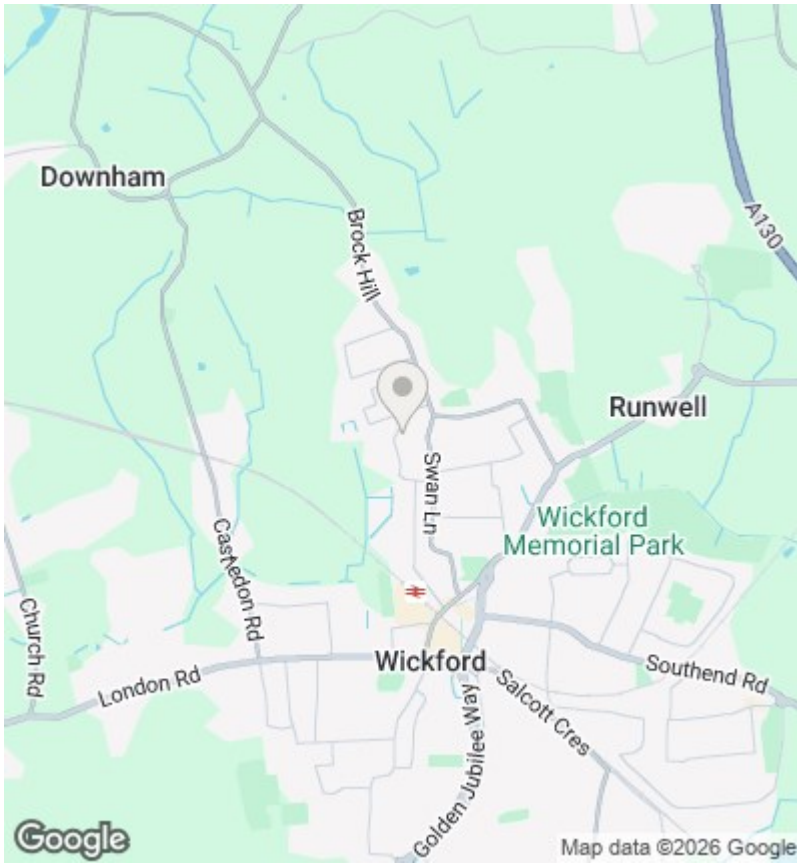
### FRONT GARDEN

Off road parking for multiple vehicles, side gate to rear

### 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:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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 