



## Third Avenue, Wickford

£499,995

- Spacious Lounge 21'2 x 15'10
- Bedroom 4/Playroom 12' x 7'10
- 3 First Floor Bedrooms
- 100ft Westerly Rear Garden
- Kitchen/Diner 21'6 x 12'10
- Shower Room & Bathroom
- Walk In Wardrobe/Dressing Room
- Garage & Driveway

Situated in this popular and established area of Shotgate is this 3/4 bedroom semi-detached property benefitting from accommodation including spacious lounge 21'2 x 15'10, kitchen/diner 21'6 x 12'10, bedroom 4/playroom 12' x 7'10, ground floor shower room, 3 first floor bedrooms, walk in wardrobe/dressing room 6' x 5' and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, 100ft westerly rear garden, garage and driveway providing off street parking.



Council Tax Band: D



### RECESS PORCH

At side with double glazed door and panelling to:

### SPACIOUS ENTRANCE HALL

16'3 x 5'10

Tiling to floor. Radiator. Under stairs cupboard.

### SHOWER ROOM

8' x 6'8

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator. Extractor fan. Downlighters to ceiling. Tiling to floor and surround.

### SPACIOUS LOUNGE

21'2 x 15'10

Two double glazed windows to front. Two radiators. Tiling to floor.

### BEDROOM

#### FOUR/PLAYROOM

12' x 7'10

Double glazed window to side. Radiator.

### KITCHEN/DINER

21'6 x 12'10

Double glazed window and double glazed French doors and panelling to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surfaces extending to incorporate

inset sink unit with cupboard beneath. Built in oven, 5 ring hob and extractor fan. Recess for American style fridge freezer. Space for appliances. Tiling to floor and surround. Radiator. Cupboard housing boiler.

### FIRST FLOOR LANDING

Access to loft.

### BEDROOM ONE`

14'6 x 11'

Double glazed window to front. Radiator. Laminate finish to floor.

### BEDROOM TWO

14'6 x 9'6

Double glazed window to front. Radiator. Laminate finish to floor.

### BEDROOM THREE

11'6 x 9'10

Double glazed window to rear. Radiator. Laminate finish to floor. Built in eaves cupboard.

### WALK IN

#### WARDROBE/DRESSING

#### ROOM

6' x 5'

Double glazed opaque window to rear.

### BATHROOM

9'8 x 7'

Double glazed opaque window to side. Four piece suite comprising of low level WC, vanity



wash hand basin, double ended bath unit and shower cubicle. Tiling to floor. Radiator. Extractor fan.

#### WESTERLY REARE GARDEN

approaching 100ft

Commencing with paved patio to immediate rear with remainder laid to lawn with well stocked flower and shrub borders. Fencing to side and rear boundaries.

#### LARGE GARAGE/STORAGE

Power and light connected.

#### DRIVEWAY

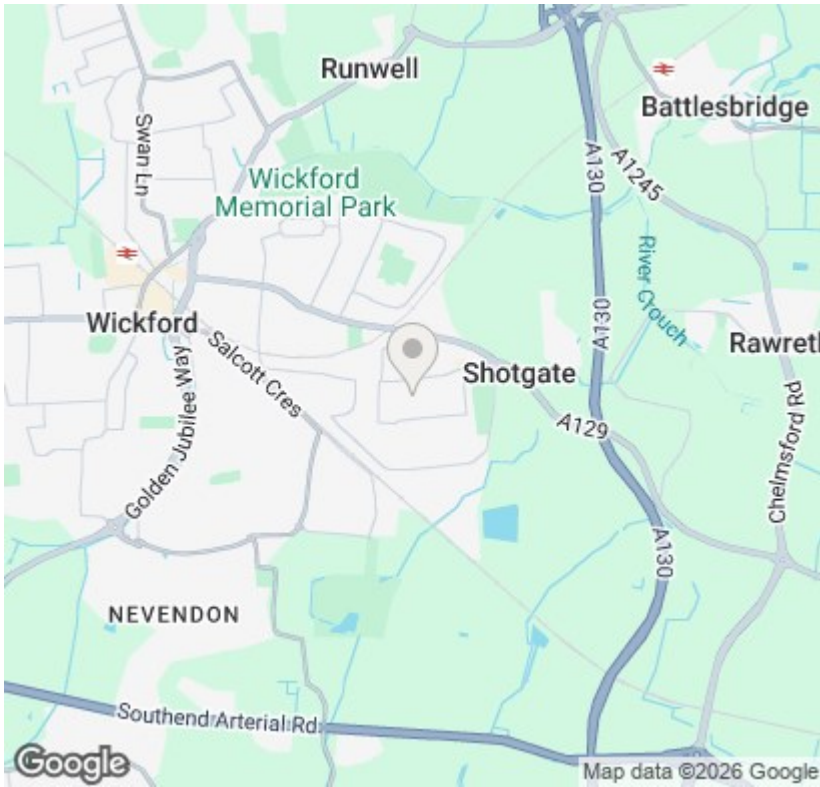
The property benefits from driveway to side with double gates providing off street parking.

#### 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:

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>		
(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	