



Toppesfield Avenue, Wickford

£400,000

- Lounge 14'8 x 12'
- 3 First Floor Bedrooms
- Garden to Rear
- Driveway
- Kitchen/Diner 20'6 x 9'10
- Bathroom & WC
- Large Garage
- No Onward Chain

3 BEDROOM SEMI-DETACHED. SOME MODERNISATION REQUIRED. GARDEN TO REAR. LARGE GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated in a popular and established location on the Nevendon Road side of Wickford set within easy access of the A127, local shops and Bromford's school is this 3 bedroom semi-detached property with some modernisation required with accommodation including lounge 14'8 x 12', kitchen/diner 20'6 x 9'10, 3 first floor bedrooms, bathroom and separate WC. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, large garage and driveway providing off street parking. The property is offered with no onward chain.



Council Tax Band:



Double glazed opaque door and panelling to:

ENTRANCE HALL

Radiator. Under stairs cupboard.

LOUNGE

14'8 x 12'

Double glazed half bay window to front. Radiator in casement surround. Coved ceiling. Open plan to:

KITCHEN/DINER

20'6 x 9'10

Double glazed window and double glazed patio doors to rear garden. Radiator. Coved ceiling. Laminate finish to floor. 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 cooker, washing machine and fridge freezer. Updated gas fired boiler. Tiled surround. Extractor fan.

FIRST FLOOR LANDING

Double glazed window to side. Access to loft. Airing cupboard. Radiator.

BEDROOM ONE

11'10 x 9'

Double glazed window to front. Radiator. Mirror fronted wardrobe

cupboard extending full length.

BEDROOM TWO

11'2 x 10'

Double glazed window to rear. Radiator.

BEDROOM THREE

9'2 x 8'8

Double glazed window to front. Radiator. Over stairs shelf.

BATHROOM

Double glazed opaque window to rear. Suite comprising of vanity wash hand basin and panel enclosed bath unit with shower and rail. Radiator. Extensive tiling to walls.

SEPARATE WC

Double glazed opaque window to rear. Low level WC. Tiling to walls.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to boundaries. Outside tap and light. Courtesy door to:

LARGE GARAGE

Window to side. Power and light connected.

DRIVEWAY

The property benefits from long driveway proving off street parking with additional parking to front.

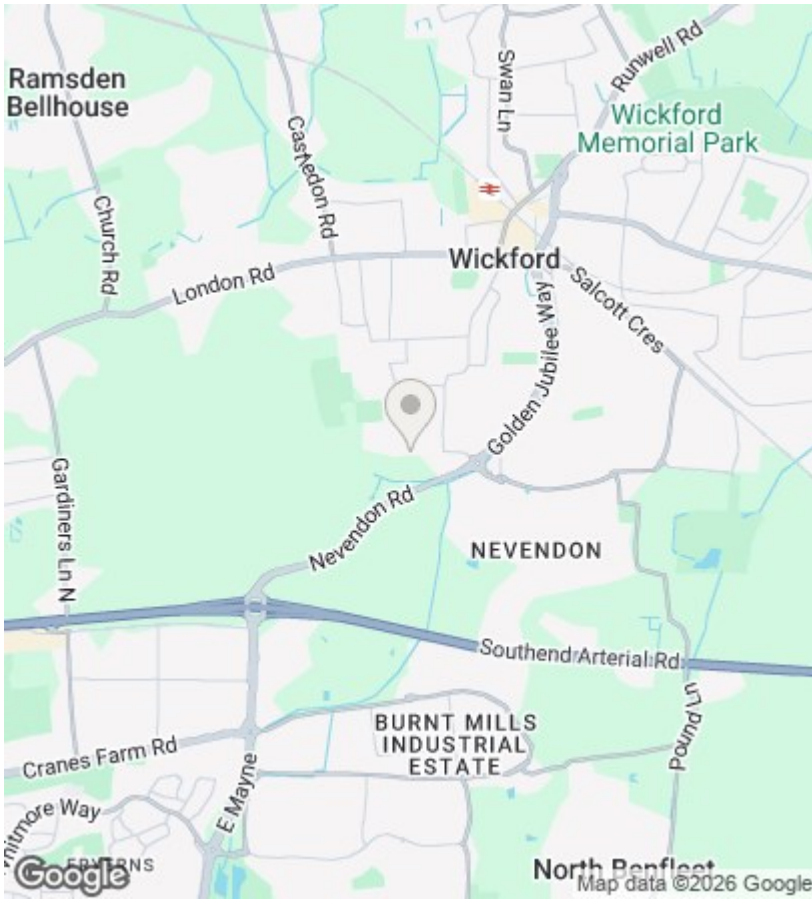


DISCLAIMER

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 