



Fanton Walk, Wickford

Asking Price £485,000

- Lounge 20'2 x 11'5
- Dining Area 10'10 x 8'
- Ground Floor Bedroom 11'6 x 11'6
- Ground Floor Shower Room & Bathroom
- Detached Garage & Driveway
- Kitchen 13' x 8'8
- Sitting Room 14' x 9'8
- 2 First Floor Bedrooms
- 80ft Garden to rear

3 BEDROOM SEMI-DETACHED CHALET. 80FT GARDEN TO REAR. DETACHED GARAGE. DRIVEWAY PROVIDING OFF STREET PARKING. Situated in the popular area of Shotgate backing parkland is this 3 bedroom semi-detached chalet benefitting from accommodation including lounge 20'2 x 11'5, kitchen 13' x 8'8, sitting room 14' x 9'8, ground floor bedroom 11'6 x 11'6, ground floor shower room, 2 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, 80ft garden to rear, detached garage and driveway providing off street parking.



Council Tax Band: D



Double glazed opaque door to:

SPACIOUS ENTRANCE HALL
Two double glazed windows to front. Two radiators. Built in storage cupboard. Coved ceiling with downlighters.

SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and large walk in shower cubicle. Tiled surround and splashback. Radiator/rail.

BEDROOM

11'6 x 11'6
Double glazed window to rear. Radiator. Coved ceiling. Walk in wardrobe with fitted shelving and hanging rail.

DINING AREA

10'10 x 8'
Radiator. Coved ceiling with downlighters.
Laminate finish to floor extending to:

SITTING ROOM

14' x 9'8
Double glazed window to front. Radiator. Coved ceiling. Two built in storage cupboards.

KITCHEN

13' x 8'8
Double glazed window to rear. Double glazed door

to rear garden. Range of base and wall mounted high gloss handle less units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in oven, grill and hob with extractor fan above. Recess for fridge freezer, washing machine and dishwasher. Coved ceiling with downlighters.

LOUNGE

20'2 x 11'5
Double glazed bay window to front. Double glazed window to side.
Radiator. Coved ceiling.
Radiator. Fireplace.

FIRST FLOOR LANDING

Double glazed window to rear. Airing cupboard housing radiator. Coved ceiling.

BEDROOM ONE

19'6 x 12'4
Double glazed windows to front and rear. Radiator.
Access to eaves loft space.

BEDROOM TWO

13'8 x 13'2
Double glazed windows to front and side. Radiator.
Downlighters to ceiling.

BATHROOM

10'6 x 5'6
Double glazed opaque



window to rear. Suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Coved ceiling. Radiator/rail. Tiled surround.

REAR GARDEN

approaching 80ft

Commencing with block paved patio to immediate rear with remainder laid to lawn with additional decking area. Shed.

DETACHED GARAGE

Up and over door to front.

DRIVEWAY TO FRONT

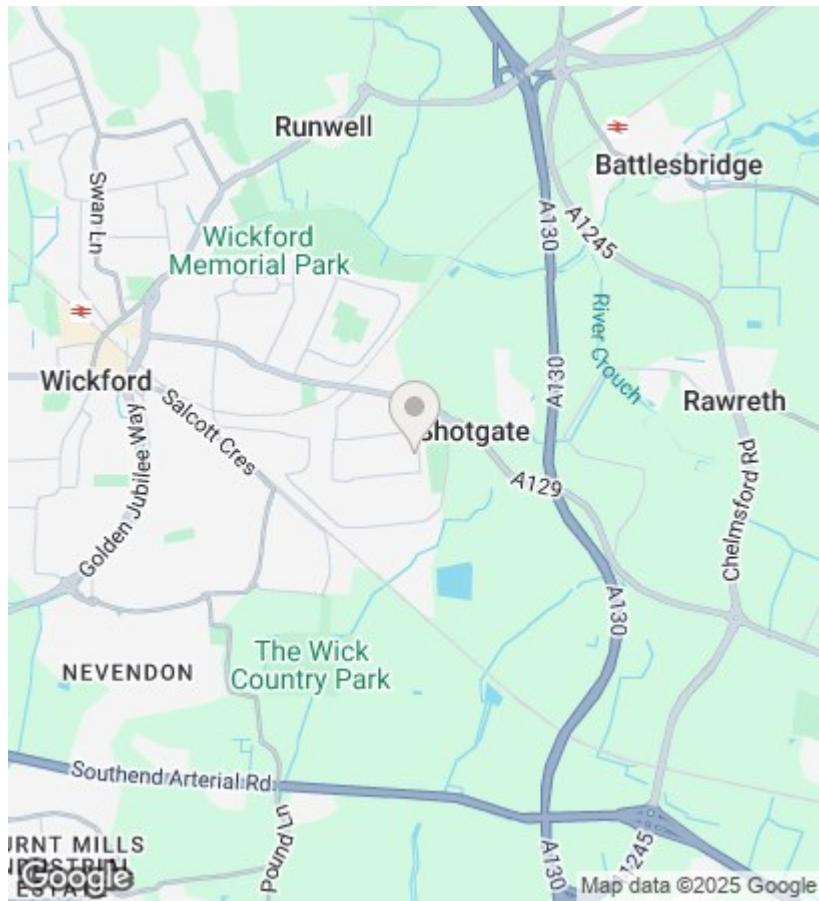
The property benefits from driveway to front benefitting from ample off street parking.

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.







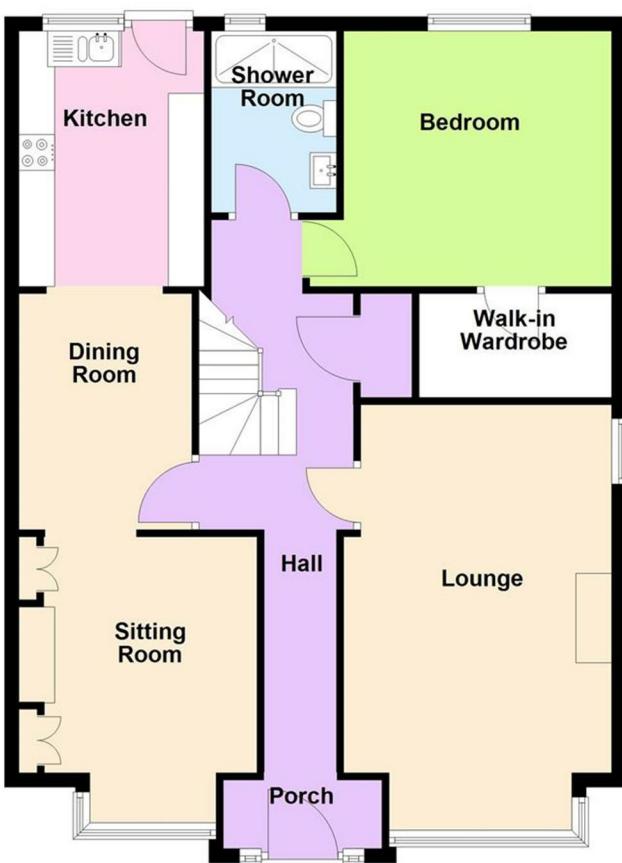
EPC Rating:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

