



## Station Avenue, Wickford

Offers Over £375,000

- Lounge 13' x 12'8
- Kitchen 9'10 x 8'
- 3 First Floor Bedrooms
- Large Rear Garden Approaching 125ft
- Dining Room 13'5 x 11'8
- Ground floor Shower Room
- Bathroom

CHARACTER 3 BEDROOM. MINUTES FROM MAINLINE STATION. 125FT GARDEN TO REAR. BATHROOM & SHOWER ROOM. Potential off street parking (stp). Situated within minutes walking distance of mainline station enjoying a large garden approaching 125ft in length is this character 3 bedroom end terraced property built circa 1900 provides deceptively spacious accommodation including lounge 13' x 12'8, dining room 13'5 x 11'8, kitchen 9'10 x 8', ground floor shower room, 3 first floor bedrooms and family bathroom. The property has been re-plastered to walls and ceilings, new tiling to ground floor and bathroom, new radiators to ground floor and alarm system.



Council Tax Band: C



## RECESS PORCH

Opaque glazed door to:

## ENTRANCE HALL

Radiator. Coved ceiling. Tiling to floor extending to:

## LOUNGE

13' x 12'8

Sash bay window to front.

Fireplace. Radiator.

Coved ceiling.

## DINING ROOM

13'5 x 11'8

Sash window to rear.

Radiator. Under stairs cupboard. Tiling to floor.

## KITCHEN

9'10 x 8'

Window and glazed door to side. 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.

Built in oven, hob and

extractor fan above. Gas

fired boiler. Recess for

fridge freezer. Tiling to

floor and surround.

## SHOWER ROOM

Double glazed opaque

window to side. Suite

comprising of low level

WC, wash hand basin and

shower cubicle. Tiling to

floor and surround.

Extractor fan.

Radiator/rail.

## FIRST FLOOR LANDING

Airing cupboard. Coved ceiling. Access to loft which we understand is boarded with ladder.

## BEDROOM ONE

16'6 x 10'8

Two Sash windows to front. Radiator in casement surround.



## BEDROOM TWO

11'8 x 10'6

Sash window to rear.

Radiator in casement surround. Coved ceiling. Fitted wardrobe cupboards.



## BEDROOM THREE

8' x 7'6

Sash window to rear.

Radiator.

## BATHROOM

Double glazed opaque

Sash window to side.

Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower attachment and screen. Extensive tiling to walls and floor. Chrome radiator rail.



## LARGE REAR GARDEN

approaching 125ft  
Gravel area to immediate rear with remainder laid to large lawn area. Shed. Fencing to boundaries.

Access via path and gate

to side with shared pedestrian access.

#### Agents Note

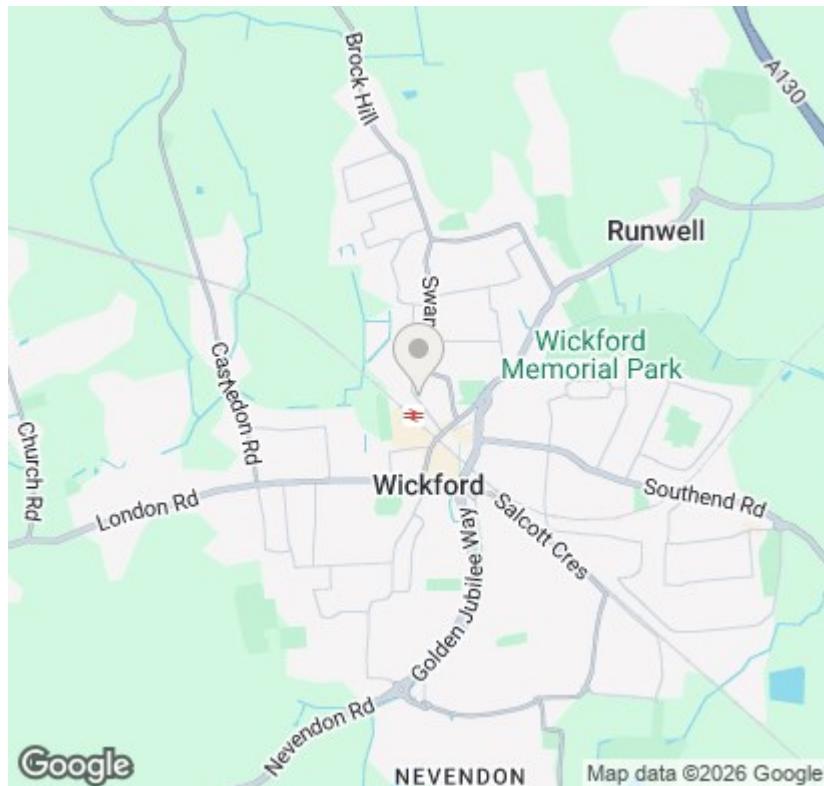
There is a right of access to rear with additional patio at rear. The property benefits from a good sized loft for storage.

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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		87
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

