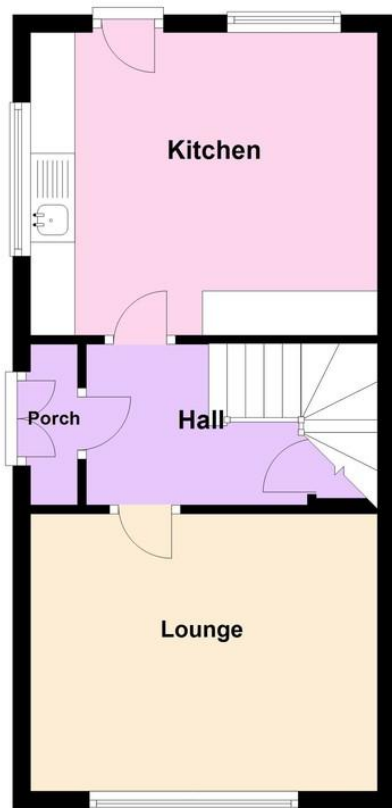




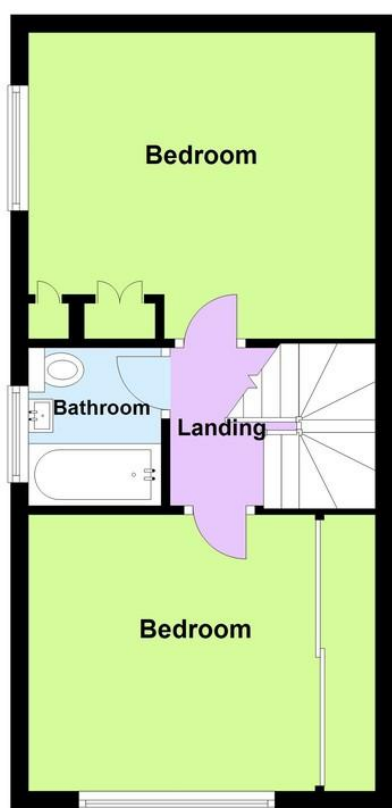
Ground Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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33 Edward Gardens
Wickford, Essex, SS11 7EH

Offers in Excess Of £300,000

Property Features

- Lounge 13' x 10'2
- Kitchen/Diner 13' x 11'
- Bedroom 1 10'10 x 10'
- Bedroom 2 13' x 10'10
- Southerly Rear Garden
- Shared Driveway to Detached Garage
- Some Modernisation Required
- No Onward Chain

Full Description

Situated in an established and popular location backing on to the cricket field, close to town centre and mainline station is this 2 bedroom semi-detached property benefitting from accommodation including lounge 13' x 10'2, kitchen/diner 13' x 11', 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), southerly garden to rear, shared driveway leading to a detached garage. The property requires some modernisation and is offered with the additional benefit of no onward chain.

Part opaque glazed door to:

ENTRANCE PORCH Part glazed door and panelling to:

ENTRANCE HALL Radiator (untested). Under stairs cupboard.

LOUNGE 13' x 10' 2" (3.96m x 3.1m) Double glazed window to front. Radiator (untested).

KITCHEN/DINER 13' x 11' (3.96m x 3.35m) Double glazed windows to front and side. Stable doors to rear garden. Radiator (untested). 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. Space for appliances. Tiled surround.

FIRST FLOOR LANDING

BEDROOM ONE 10' 10" x 10' (3.3m x 3.05m) Double glazed window to front. Radiator (untested). Mirror fronted wardrobe cupboards.



BEDROOM TWO 13' x 10' 10" (3.96m x 3.3m) Double glazed window to side. Radiator (untested). Cupboard housing updated boiler (untested).

BATHROOM Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested). Tiled surround. Radiator (untested).

SOUTHERLY REAR GARDEN Commencing with decked area with remainder laid to lawn. Fencing to boundaries.

DETACHED GARAGE Door to front. Approached via a shared driveway.

FRONT GARDEN Laid to lawn.

