



Laburnum Avenue, Wickford

Asking Price £325,000

- Lounge/Diner 22'2 x 12'
- Lean To Conservatory
- 2 First Floor Bedrooms
- Westerly Rear Garden
- Kitchen/Breakfast Room 16' x 7'2
- Bedroom 1 10' x 8'2
- Bathroom
- Greensward to Front

3 BEDROOM CHALET. 80FT WESTERLY REAR GARDEN. GREENSWARD TO FRONT. 22'2 LOUNGE/DINER. 16' KITCHEN/BREAKFAST ROOM. Situated on the London Road side of Wickford close to local shops, schools and town centre with it's mainline station with pleasant green to front is this 3 bedroom chalet benefitting from accommodation including lounge/diner 22'2 x 12', kitchen/breakfast room 16' x 7'2, bedroom 1 10' x 8'2, ground floor bathroom, lean to conservatory and 2 first floor bedrooms. The property's specification includes part double glazed windows and gas fired radiator heating (untested), westerly rear garden approaching 80ft with greensward to front.



Council Tax Band: C



Part glazed door to:

ENTRANCE HALL

Radiator (untested).

KITCHEN/BREAKFAST ROOM

16' x 7'2

Windows to side and rear.

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 washing machine, cooker and fridge freezer. Radiator (untested).

BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit with shower (untested) and rail. Extensive tiled surround. Radiator (untested). Extractor fan (untested).

BEDROOM ONE

10' x 8'2

Double glazed window to rear. Radiator (untested). Mirror fronted fitted wardrobe cupboards.

LOUNGE/DINER

22'2 x 12'

Double glazed bay window and additional double glazed window to front. Two radiators (untested). Brick fire place.

LEAN TO CONSERVATORY

Tiling to floor. Patio door to:

FIRST FLOOR LANDING

Doors to:

BEDROOM TWO

14' x 9'

Double glazed window to rear. Radiator (untested). Eaves storage cupboard and recess storage area.

BEDROOM THREE

12'8 x 6'10

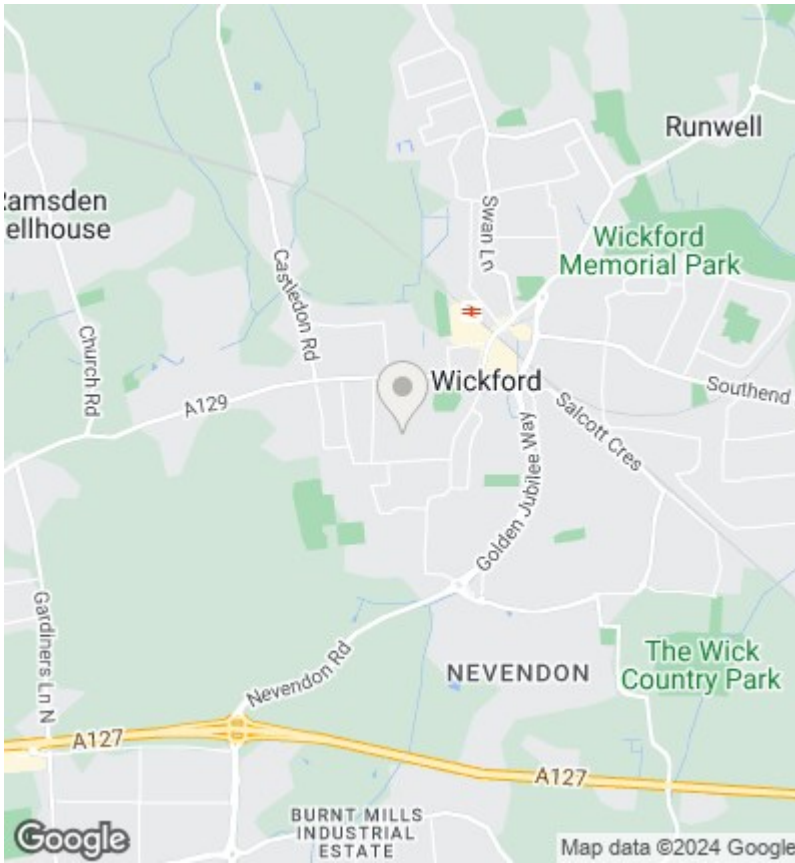
Double glazed window to front. Radiator (untested). Eaves storage cupboard.

WESTERLY REAR GARDEN

approaching 80ft
Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. 2 sheds. Access to side. Greenhouse. Outside tap (untested).

GREENSWARD TO FRONT





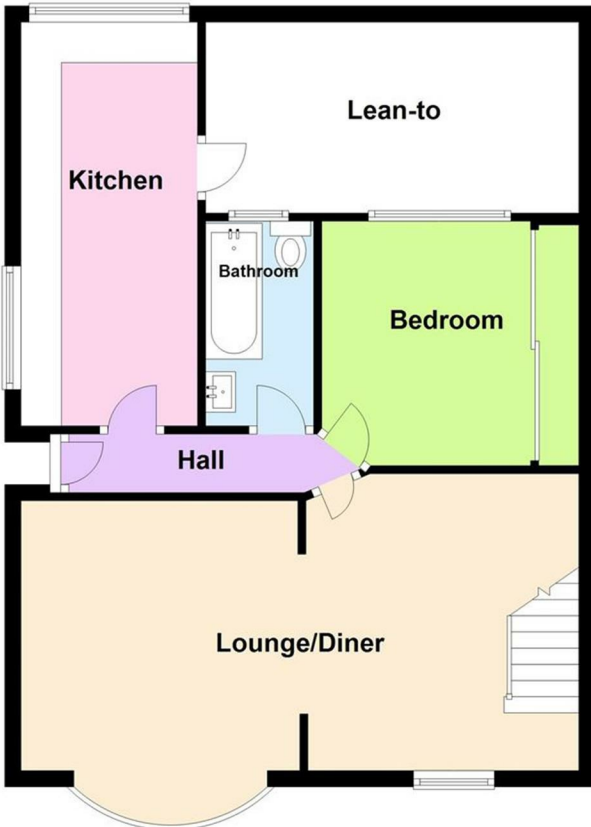
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)

