

Guernsey Gardens, Wickford

£385,000

- Lounge/Diner 15' x 11'8
- Study Area 8'8 x 8'
- 3 First Floor Bedrooms
- Detached Garage & Driveway
- Dining Area 9'8 x 9'4
- Kitchen 17' x 8'
- Westerly Garden to Rear
- No Onward Chain

3 BEDROOM SEMI-DETACHED. 70FT WESTERLY REAR GARDEN. DETACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated in a convenient and popular location set within walking distance of town and station is this 3 bedroom semi-detached requiring some modernisation benefitting from accommodation including lounge/diner 15' x 11'8", dining area 9'8' x 9'4", study area 8'8' x 8', kitchen 17' x 8', 3 first floor bedrooms and bathroom. The property's specification includes double glazed windows, gas fired radiator heating (untested), westerly rear garden approaching 70ft, detached garage and driveway. No onward chain.



Council Tax Band: D



Part glazed door to:

ENTRANCE HALL

Double glazed panelling to front. Under stairs cupboard.

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Tiling to floor and surround.

LOUNGE/DINER

15' x 11'8
Double glazed window to front. Two radiators (untested). Fireplace.

DINING AREA

9'4 x 9'8
Open plan to:

STUDY AREA

8'8 x 8'
Double glazed French doors to rear garden.

KITCHEN

17' x 8'
Double glazed windows to rear and side. Double glazed doors 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 double oven and hob (all untested). Space for appliances.

FIRST FLOOR LANDING

Double glazed opaque window to side. Access to loft.

BEDROOM ONE

12'10 x 11'4
Double glazed window to rear. Radiator (untested).

BEDROOM TWO

11'4 x 11'2
Double glazed window to front. Radiator (untested).

BEDROOM THREE

8'2 x 7'2
Double glazed window to front. Radiator (untested). Over stairs cupboard.

BATHROOM

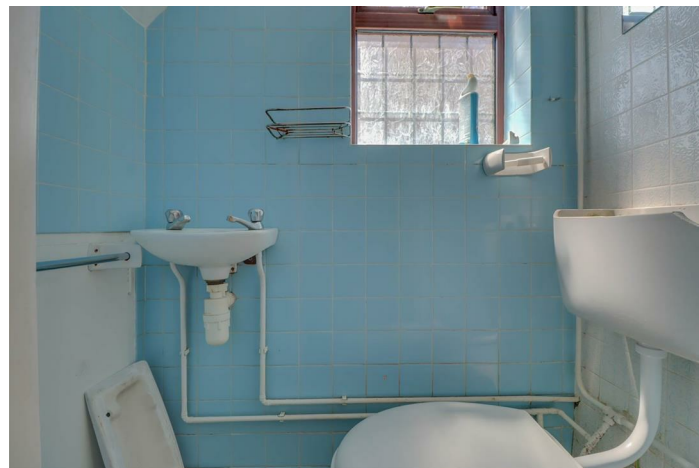
8' x 6'
Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Electric radiator/rail (untested). Tiled surround.

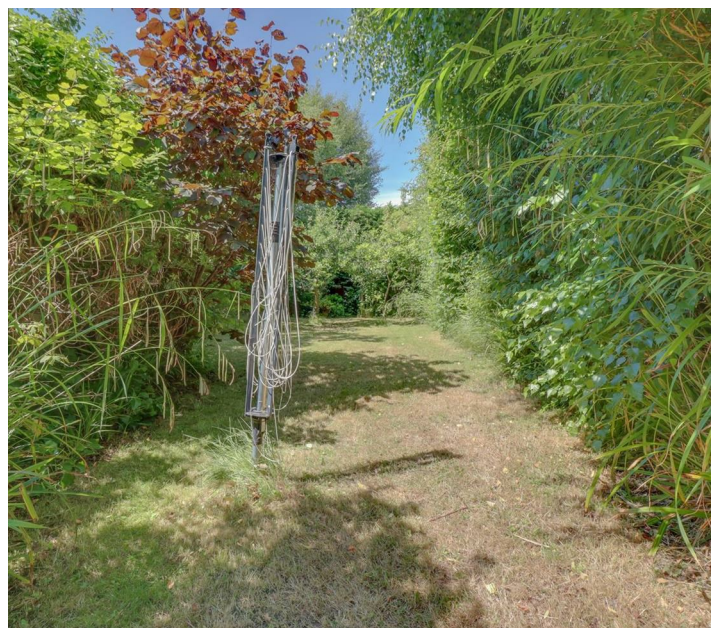
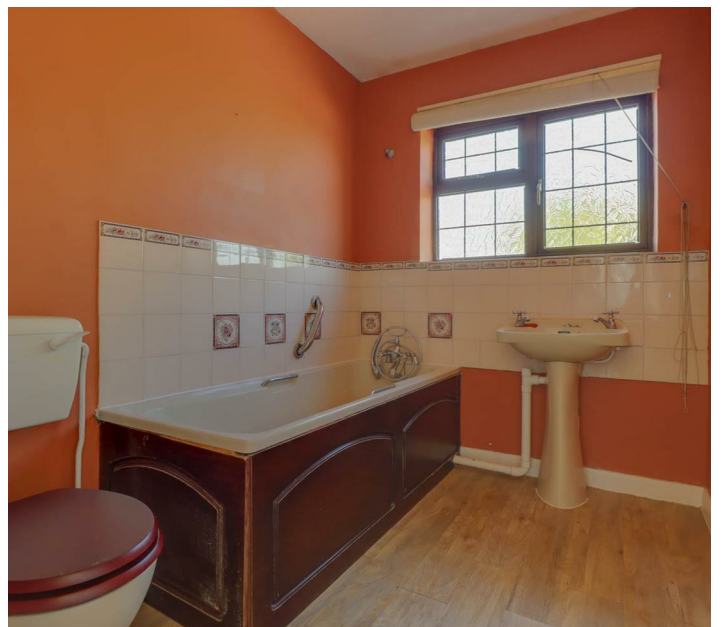
WESTERLY REAR GARDEN

approaching 70ft
Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to boundaries.

DETACHED GARAGE

With long independent driveway to side.








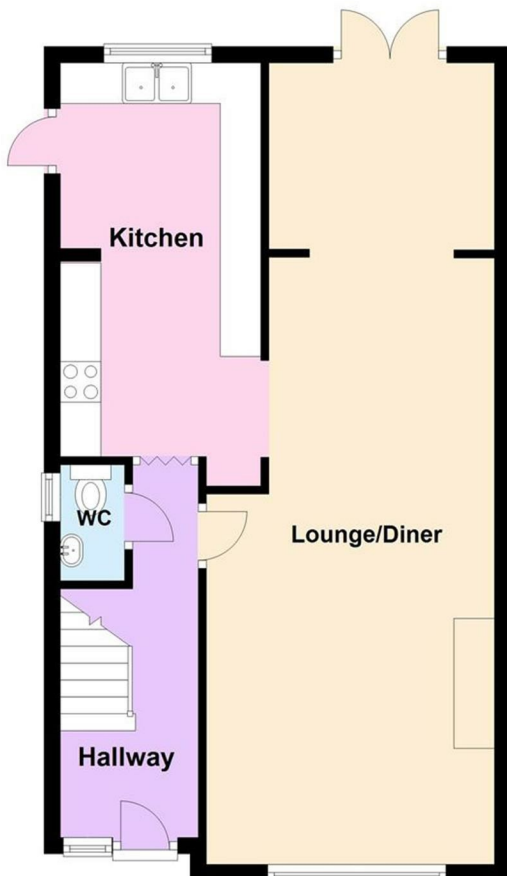


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Approx. 56.2 sq. metres (604.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)

