

## Friern Gardens, Wickford

Offers In The Region Of £375,000

- SPACIOUS 15'10 HALLWAY
- 11'10 KITCHEN
- INTEGRAL GARAGE
- SHOWER ROOM/SEPERATE W.C.
- 23' LOUNGE/DINER
- 3 LARGE BEDROOMS
- NO ONWARD CHAIN
- APPROX. 50' WESTERLY REAR GARDEN

SPACIOUS 3 BED SEMI-DETACHED HOUSE. CLOSE TO TOWN AND STATION. MODERNISATION REQUIRED. 23' LOUNGE/DINER. 11'10 KITCHEN. 12' CONSERVATORY. 50' REAR GARDEN. INTEGRAL GARAGE. NO ONWARD CHAIN. 50' WESTERLY GARDEN. Situated close to town centre and station is this spacious 3 bedroom semi detached property benefitting from NO ONWARD CHAIN. The property requires some modernisation and provides generous accommodation including 15'10 Entrance Hall, 23' Lounge/Diner. 11'10 Kitchen, 12' Conservatory with 3 first floor Bedrooms and Shower room. The property benefits from 50' Westerly Garden to rear and integral Garage. One owner since new. EPC Band E.



Council Tax Band: D



**SPACIOUS ENTRANCE HALL**

15'10 x 6'5  
Warm air vent, internal door to garage.

**KITCHEN**

11'10 x 8'6  
Double glazed windows to front and side. Double glazed door to side. Range of base and wall units. Roll top work surfaces with inset sink. Space for cooker, washing machine and fridge/freezer. Warm air vent. Cupboard housing updated warm air boiler.

**LOUNGE/DINER**

23' x 13' (max)  
Double glazed window to rear and side. 4 warm air vents. Mock fireplace. Double glazed French doors to:

**CONSERVATORY**

12' x 6'8  
Double glazed windows to rear and side with double glazed door to rear garden.

**FIRST FLOOR LANDING**

**BEDROOM 1**

12'8 x 10'10  
Double glazed windows to front and rear. Warm air vent. Range of fitted bedroom furniture.

**BEDROOM 2**

12'10 x 8 (max)  
Double glazed window to front. Warm air vent. Eves storage cupboards and additional storgae.

**BEDROOM 3**

10'10 x 7'6  
Double glazed window to rear. Warm air vent. Warm air vent. Sink unit.

**SHOWER ROOM**

Double glazed window to rear and side. Recently improved shower cubicle and wash hand basin. Airing cupboard housing water heater. Warm air vent.

**SEPARATE W.C.**

Double glazed window to rear. Low level W.C. Warm air vent.

**REAR GARDEN**

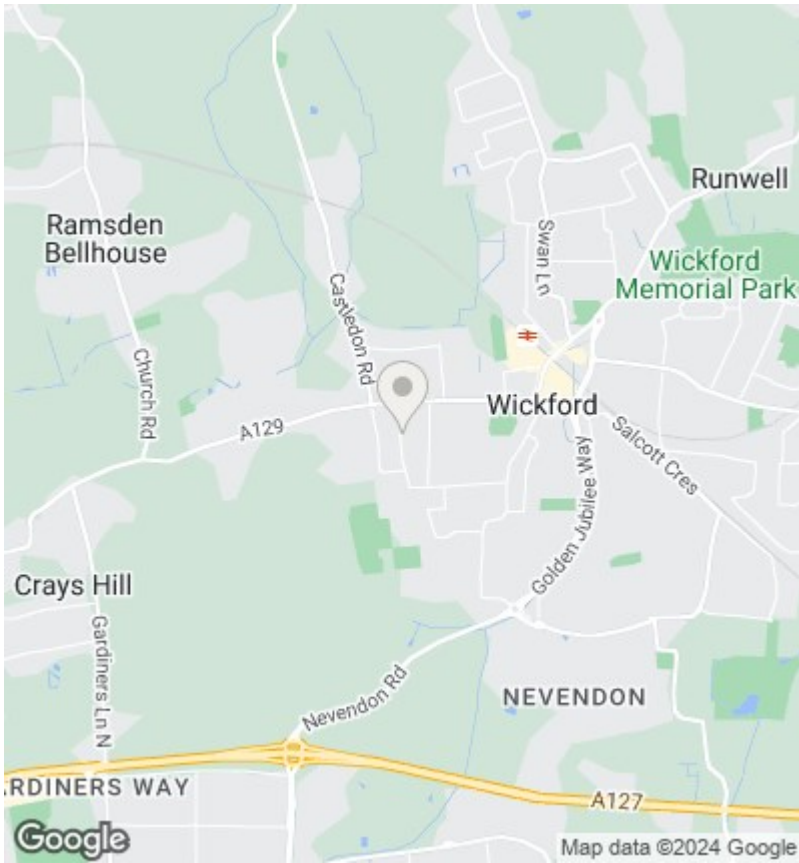
approaching 50' westerly  
Approaching 50' with westerly aspect and access to side.

**INTEGRAL GARAGE**

Up and over door with independent driveway to front.

**NO ONWARD CHAIN**





EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

