

## Silver Way, Wickford

£325,000

- THREE BEDROOMS
- GAS CENTRAL HEATING
- CLOAKROOM AND UTILITY
- SEPARATE SHOWERROOM
- COUNCIL TAX - D
- GARAGE AND DRIVEWAY
- DOUBLE GLAZING
- CLOSE TOWN CENTRE AND STATION
- REAR GARDEN
- EPC - C

GUIDE PRICE £325,000 TO £350,000 a THREE BEDROOM TOWNHOUSE located in central WICKFORD offering good sized accommodation over THREE FLOORS and parking via GARAGE and DRIVEWAY. GAS CENTRAL HEATING and DOUBLE GLAZING are just two of the advantages of this home which offer. Viewing is advised to appreciate the size of accommodation on offer



Council Tax Band: D



### Hallway

Part Glazed street door to, hallway, staircase to first floor with understair cupboard, doors to accommodation

### Kitchen

8'5 x 8

Double glazed window to front, units to ground and eye level, sink unit with mixer tap, low flush wc, space and plumbing for dishwasher or similar, tiled splashbacks

### Dining Room

11'5 x 9'6

Double glazed French doors to rear garden, under stair cupboard, wood effect laminate floor covering

### Utility/Cloakroom

Low flush wc, wash hand basin inset to vanity cupboard, plumbing for washing machine or similar, wall mounted kitchen units, ceramic tiled floor

### First Floor Landing

Stairs to second floor, doors to accommodation

### Lounge

15 x 11'4

Two double glazed windows to front, radiator coved ceiling

### Bedroom Three

11'5 x 9'7 plus robes

Double glazed window to rear, fitted wardrobe, radiator

### Second Floor Landing

Doors to accommodation, two built in cupboards

### Bedroom One

11'5 x 10'4

Two double glazed windows to front, built in robe, radiator, ceiling fan

### Bedroom Two

11'5 x 9'9 plus robes

Two double glazed windows to rear, fitted wardrobes, radiator

### Shower Room/wc

Double width walk in shower cubicle, wash hand basin with mixer tap inset to vanity unit, low flush wc, tiled floor and splash backs, radiator

### Front Garden

Off road parking to front with further parking space in front of garage

### Rear Garden

Low maintenance garden with paved patio, slate covered flower beds, fenced to all boundaries with rear gate

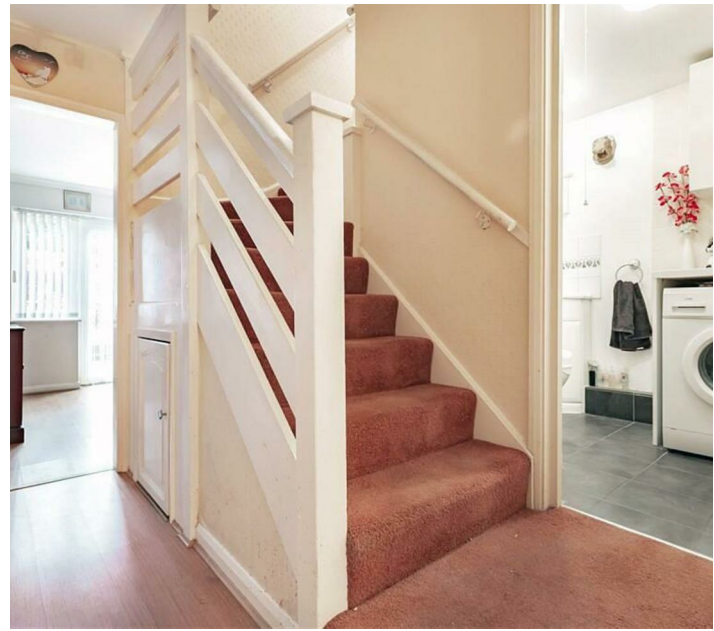
### Garage

Electric door, driveway to front

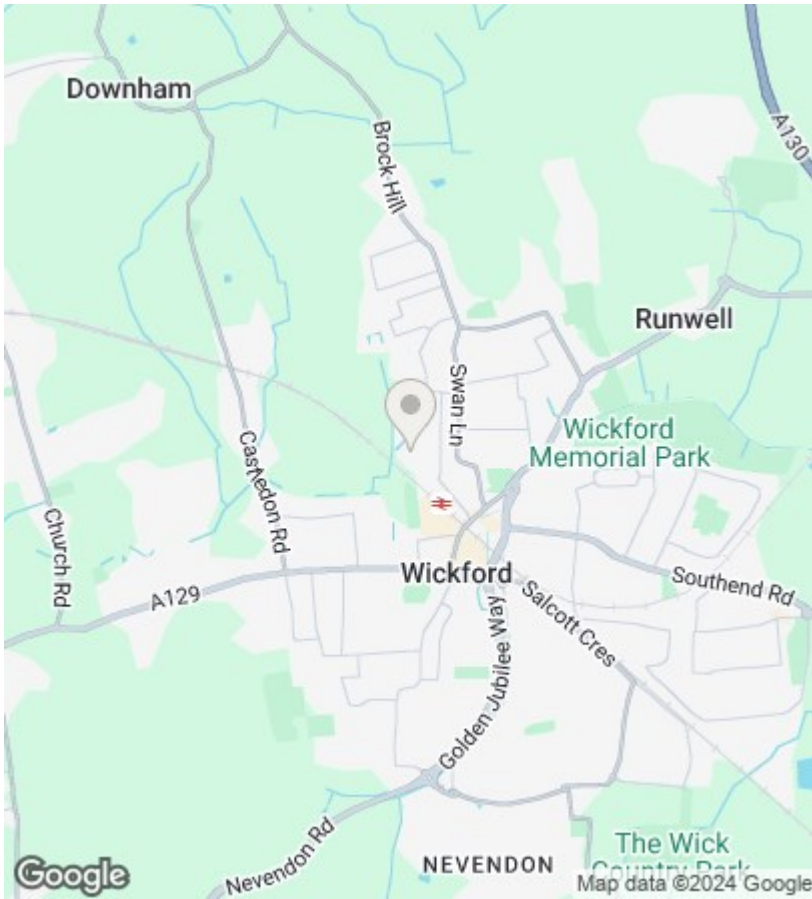
DISCLAIMER



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 there own enquiries about the functionality.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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 