



Park Drive, Wickford

Asking Price £350,000

- LOUNGE/DINER 20' x 11'10 (MAX)
- CONSERVATORY 10'2 x 6'10
- BEDROOM 1 11'10 x 11'4
- BEDROOM 3 11'4 x 7'6
- REAR GARDEN & DRIVEWAY TO FRONT
- KITCHEN 11'10 x 11'6 (MAX)
- USEFUL STUDY AREA 8'6 x 5'
- BEDROOM 2 13'4 x 8'4 (MAX)
- BATHROOM 7'6 x 5'6
- CLOSE TO SCHOOLS

SPACIOUS 3 BEDROOM HOUSE CLOSE TO PARK AND SCHOOLS. 20' LOUNGE/DINER. STUDY/HOME OFFICE AREA 8'6 X 5'. 11'10 KITCHEN. 10'2 CONSERVATORY. BATHROOM. REAR GARDEN & DRIVEWAY TO FRONT. Situated in a popular location on the Nevendon Road side of Wickford is this spacious 3 bedroom terrace house with garden to rear and driveway to front. The property provides Lounge/Diner 20' x 11'10 (10'6), Kitchen 11'10 x 11'6 (max), useful Study area 8'6 x 5', 10'2 Conservatory with first floor Bathroom and 3 generous Bedrooms with built-in wardrobes. The specification includes double glazed windows and gas radiator heating.



Council Tax Band: C



ENTRANCE PORCH

Double glazed opaque door to front with double glazed windows to side and door to:

ENTRANCE HALL

Tiled floor extending to:

USEFUL STUDY AREA

8'6 x 5'

Double glazed window to front. Radiator. Coving to ceiling. Large under stairs cupboard.

LOUNGE/DINER

20' x 11'10 (10'6)

Double glazed window to front and double glazed patio doors to rear garden. Double radiator. Coving to ceiling.

KITCHEN

11'10 x 11'6 (max)

Range of base and wall units providing drawer and cupboard space. Roll top work surface extending to incorporate inset sink. Recess for washing machine and fridge/freezer. Built-in oven and hob with extractor above. Double glazed window and part glazed door to:

CONSERVATORY

10'2 x 6'10

Double glazed windows to sides and rear. Tiled floor. Power and light. Double glazed door to rear garden.

FIRST FLOOR LANDING

Linen cupboard.

BEDROOM 1

11'10 x 11'4

Double glazed window to front. Radiator. Coving to ceiling. Built-in storage cupboard.

BEDROOM 2

13'4 x 8'4 (max)

Double glazed window to rear. Radiator. Coving to ceiling. Built-in double wardrobe/cupboard.

BEDROOM 3

11'4 x 7'6

Double glazed window to front. Radiator. Coving to ceiling. Built-in wardrobe cupboard.

BATHROOM

7'6 x 5'6

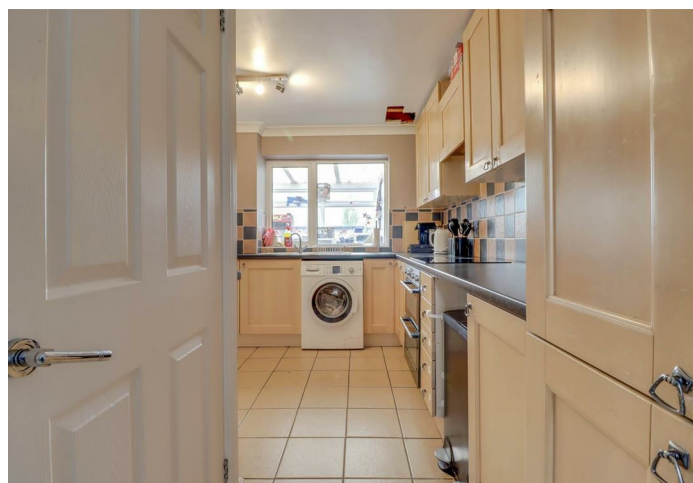
Double glazed opaque window to rear. Suite comprising low level W.C., wash hand basin and bath unit with extensive tiled surround and Mira shower. Radiator.

REAR GARDEN

Covered patio area to rear with remainder comprising of lawn and decking with fencing to boundaries and shed to remain.

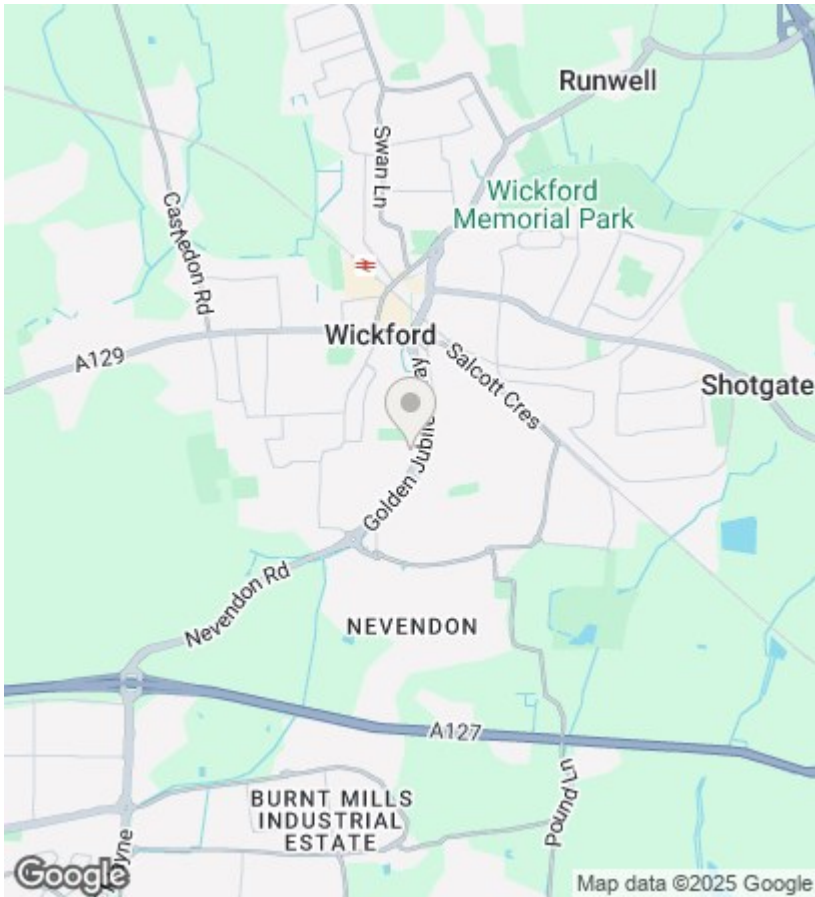
DRIVEWAY TO FRONT

The property benefits from off street parking to front.








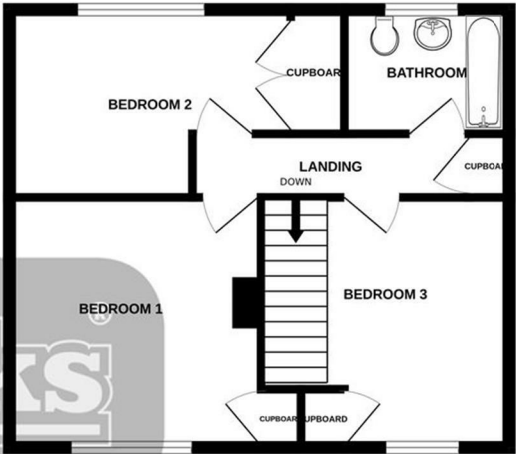
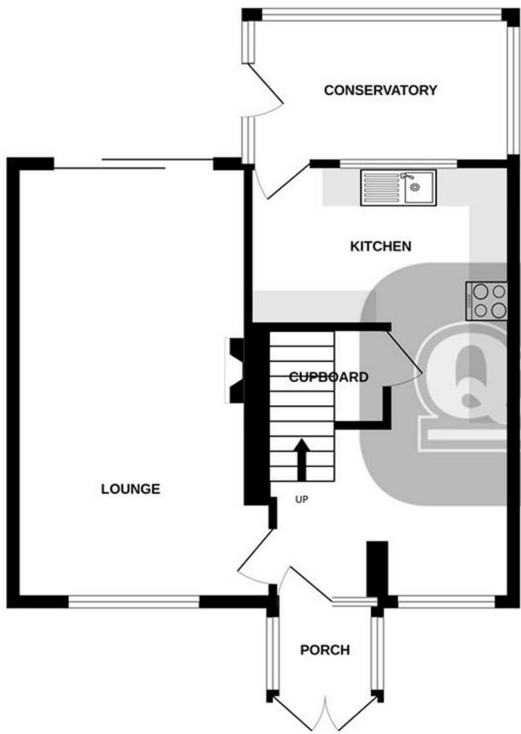


EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

970 sq.ft. (90.2 sq.m.) approx.

770 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.
This floor plan is for illustrated purposes only. All representations including measurements, doors.