



Station Avenue, Wickford

Offers Over £375,000

- Lounge 13' x 12'8
- Kitchen 9'10 x 8'
- 3 First Floor Bedrooms
- Large Rear Garden Approaching 125ft
- Dining Room 13'5 x 11'8
- Ground floor Shower Room
- Bathroom

CHARACTER 3 BEDROOM. MINUTES FROM MAINLINE STATION. 125FT GARDEN TO REAR. BATHROOM & SHOWER ROOM.

3 2 2 D

Council Tax Band: C



RECESS PORCH

Opaque glazed door to:

ENTRANCE HALL

Radiator. Coved ceiling.
Tiling to floor extending to:

LOUNGE

13' x 12'8

Sash bay window to front.
Fireplace. Radiator.
Coved ceiling.

DINING ROOM

13'5 x 11'8

Sash window to rear.
Radiator. Under stairs
cupboard. Tiling to floor.

KITCHEN

9'10 x 8'

Window and glazed door
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 oven, hob and
extractor fan above. Gas
fired boiler. Recess for
fridge freezer. Tiling to
floor and surround.

SHOWER ROOM

Double glazed opaque
window to side. Suite
comprising of low level
WC, wash hand basin and
shower cubicle. Tiling to
floor and surround.
Extractor fan.
Radiator/rail.

FIRST FLOOR LANDING

Airing cupboard. Coved
ceiling. Access to loft
which we understand is
boarded with ladder.

BEDROOM ONE

16'6 x 10'8

Two Sash windows to
front. Radiator in
casement surround.

BEDROOM TWO

11'8 x 10'6

Sash window to rear.
Radiator in casement
surround. Coved ceiling.
Fitted wardrobe
cupboards.

BEDROOM THREE

8' x 7'6

Sash window to rear.
Radiator.

BATHROOM

Double glazed opaque
Sash window to side.
Suite comprising of low
level WC, pedestal wash
hand basin and panel
enclosed bath unit with
shower attachment and
screen. Extensive tiling to
walls and floor. Chrome
radiator rail.

LARGE REAR GARDEN

approaching 125ft
Gravel area to immediate
rear with remainder laid
to large lawn area. Shed.
Fencing to boundaries.
Access via path and gate



to side with shared pedestrian access.

Agents Note

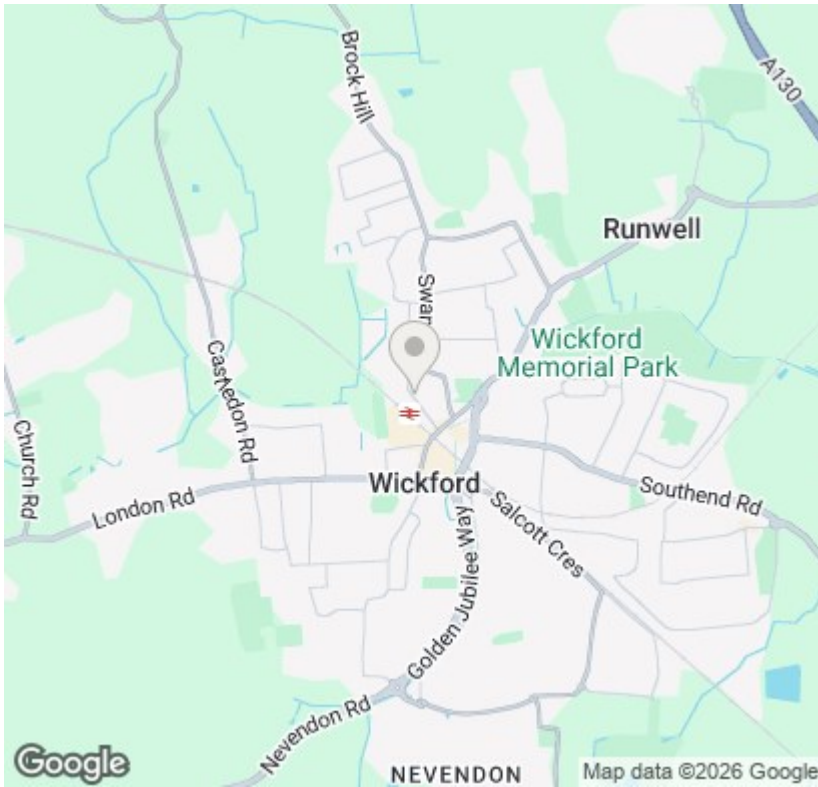
There is a right of access to rear with additional patio at rear. The property benefits from a good sized loft for storage.

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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

