



## Sandown Road, Wickford

Offers Over £375,000

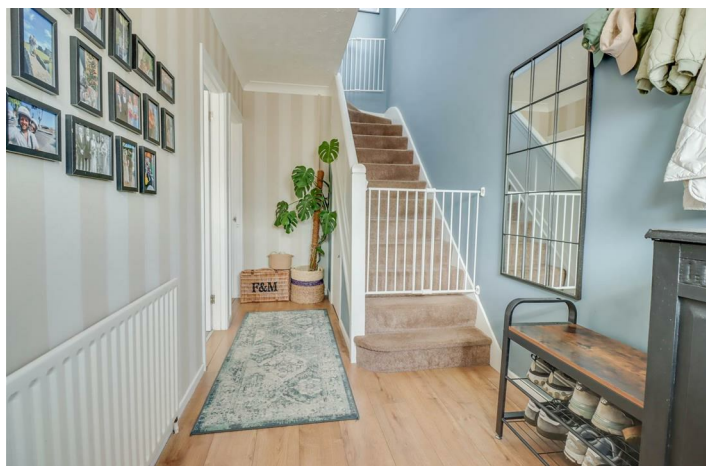
- Living Room 11'6 x 10'6
- Kitchen 10'1 x 8'
- Family Bathroom
- Driveway to Front
- Dining Room 11'8 x 8'8
- 3 First Floor Bedrooms
- 50ft Westerly Garden to Rear
- Entrance Hall



3 BEDROOM SEMI-DETACHED. 50FT WESTERLY REAR GARDEN. DRIVEWAY TO FRONT. 11'6 LIVING ROOM. 10'1 KITCHEN. Situated in an established location close to local shops, park and school is this 3 bedroom semi-detached property benefitting from accommodation including living room 11'6 x 10'6, dining room 11'8 x 8'8, kitchen 10'1 x 8', 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas gas fired radiator heating, 50ft westerly rear garden and driveway to front providing off street parking.



Council Tax Band: C



Double glazed door and window to:

#### ENTRANCE HALL

Radiator. Coved ceiling. Under stairs cupboard. Laminate finish to floor.

#### LIVING ROOM

11'6 x 10'6

Double glazed window to front. Radiator. Coved ceiling.

#### DINING ROOM

11'8 x 8'8

Double glazed patio doors to rear garden. Fireplace. Radiator. Coved ceiling. Laminate finish to floor.

#### KITCHEN

10'1 x 8'

Double glazed windows to rear and sides. 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. Integrated fridge freezer, integrated dishwasher and washer/dryer. Built in oven, hob and extractor fan above.

#### FIRST FLOOR LANDING

Double glazed opaque window to side. Access to loft. Coved ceiling.

#### BEDROOM ONE

11'8 x 10'

Double glazed window to

front. Radiator. Coved ceiling.

#### BEDROOM TWO

11'8 x 10'

Double glazed window to rear. Radiator. Fitted double cupboard housing gas fired boiler.

#### BEDROOM THREE

7'6 x 6'7

Double glazed window to front. Radiator. Coved ceiling.

#### BATHROOM

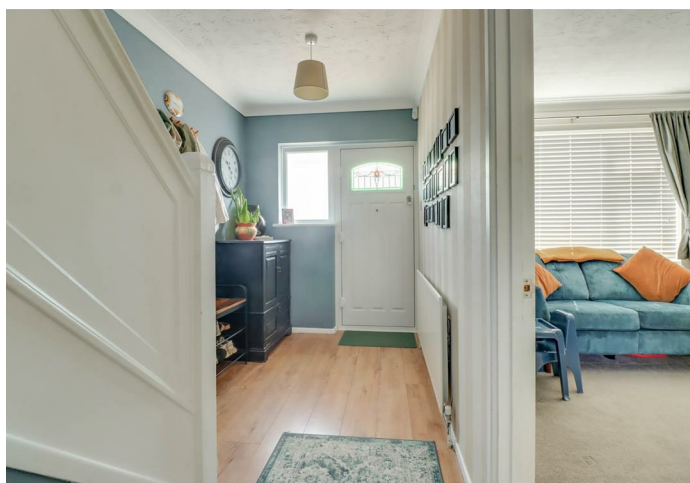
Double glazed opaque window to rear. Three piece suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail. Tiled surround. Extractor fan.

#### WESTERLY REAR GARDEN

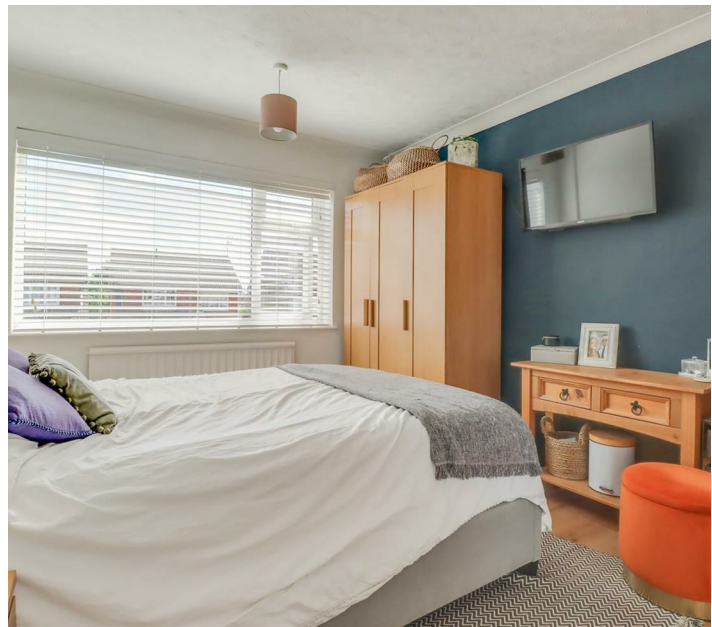
approaching 50ft Commencing with block paved patio to immediate rear with remainder laid to lawn. Seating area. Fencing to side and rear boundaries. Access via gate to side.

#### DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.

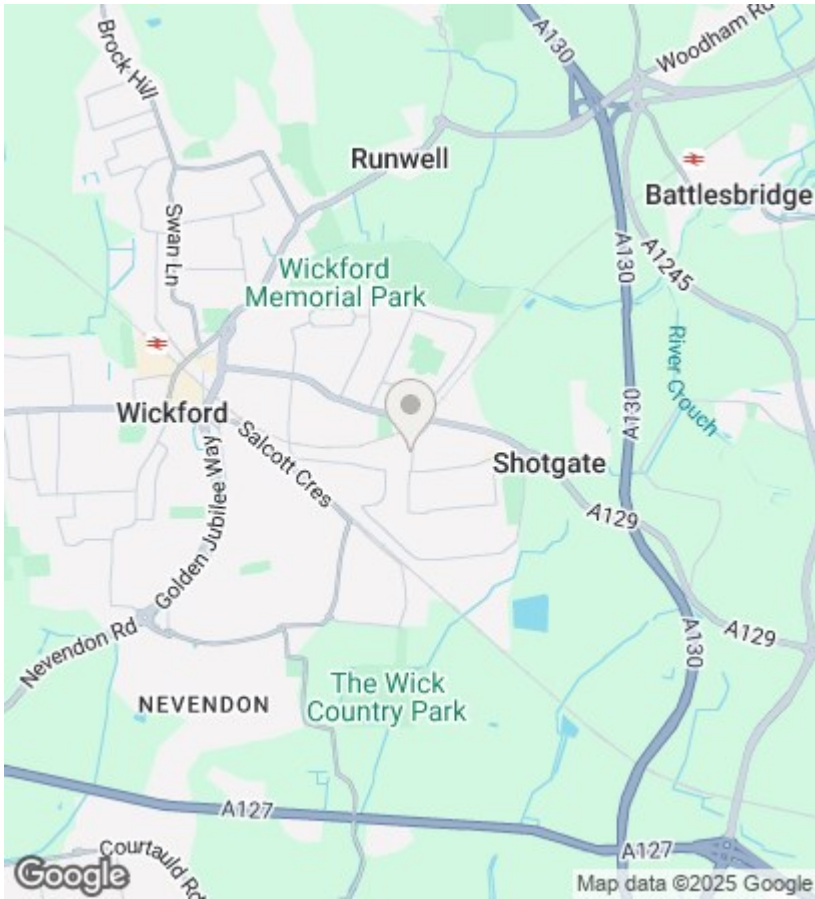










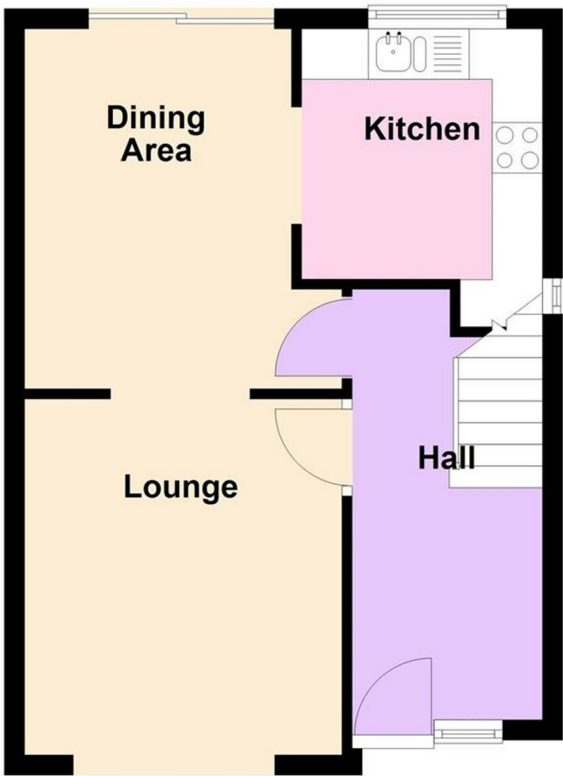


### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor

