



## North Crescent, Wickford

£425,000

- Lounge 13'4 x 11'6
- Kitchen/Diner 17'6 x 9'
- 3 First Floor Bedrooms
- 70ft Garden to Rear
- Sitting/Playroom 11'8 x 10'10
- Utility Room 6'5 x 5'
- Bathroom & Ground Floor Cloakroom
- Driveway to Front



3 BEDROOM SEMI-DETACHED. 70FT GARDEN TO REAR. DRIVEWAY TO FRONT. 13'4 LOUNGE. 17'6 KITCHEN/DINER. Situated close to Wickford's high street, mainline station and close to local school and park is this extended and much improved 3 bedroom semi-detached property benefiting from accommodation including lounge 13'4 x 11'6, sitting/playroom 11'8 x 10'10, kitchen/diner 17'6 x 9', utility room 6'5 x 5', 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, 70ft garden to rear and driveway to front providing off street parking.

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Council Tax Band: C



#### CANOPY PORCH

Double glazed door to:

#### ENTRANCE HALL

Double glazed window to front. Radiator. Coved ceiling. Under stairs cupboard.

#### CLOAKROOM

Two double glazed opaque windows to side. Suite comprising of low level WC and wash hand basin. Radiator. Extractor fan.

#### LOUNGE

13'4 x 11'6

Double glazed bay window to front. Fitted cupboards and shelving units. Picture rail. Coved ceiling. Fireplace.

#### SITTING/PLAYROOM

11'8 x 10'10

Picture rail. Coved ceiling. Laminate finish to floor. Fitted cupboards and shelving. Laminate finish to floor extending to:

#### KITCHEN/DINER

17'6 x 9'

Double glazed window and double glazed French doors to rear garden. Radiator. Coved ceiling. Range of handleless base and wall mounted units providing drawer and cupboard spaces with work top surfaces extending to incorporate

inset sink unit. Built in oven, microwave, hob and extractor fan above. Glass splashback. Integrated dishwasher and fridge.

#### UTILITY ROOM

6'5 x 5'

Additional store cupboards. Space for washing machine and tumble dryer. Cupboard housing boiler.

#### FIRST FLOOR LANDING

Double glazed window to side. Picture rail. Coved ceiling. Access to loft.

#### BEDROOM ONE

11'3 x 11'

Double glazed window to front. Radiator. Coved ceiling. Picture rail.

#### BEDROOM TWO

11' x 10'2

Double glazed window to rear. Radiator. Picture rail. Coved ceiling. Fitted wardrobe cupboards.

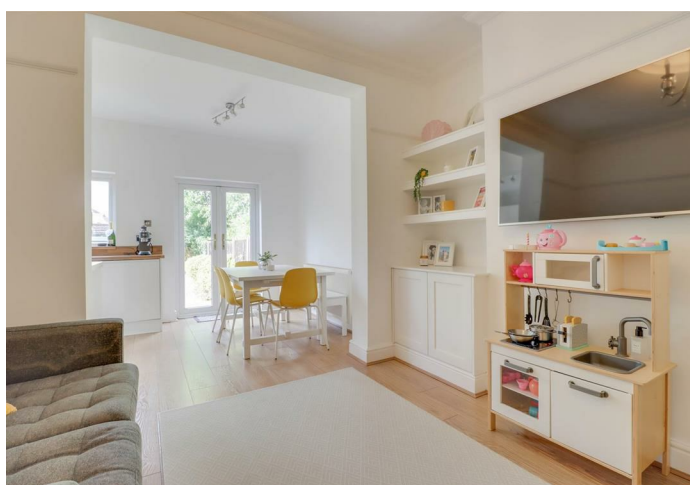
#### BEDROOM THREE

6'10 x 6'8

Double glazed window to front. Radiator. Fitted wardrobe cupboards.

#### BATHROOM

Double glazed opaque window to rear. New suite comprising of low level WC, vanity wash hand basin and panel enclosed



bath unit. Tiling to floor and walls. Extractor fan. Radiator/rail.

#### REAR GARDEN

approaching 70ft

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Outside tap. Block paved area to side with gate.

#### DRIVEWAY

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

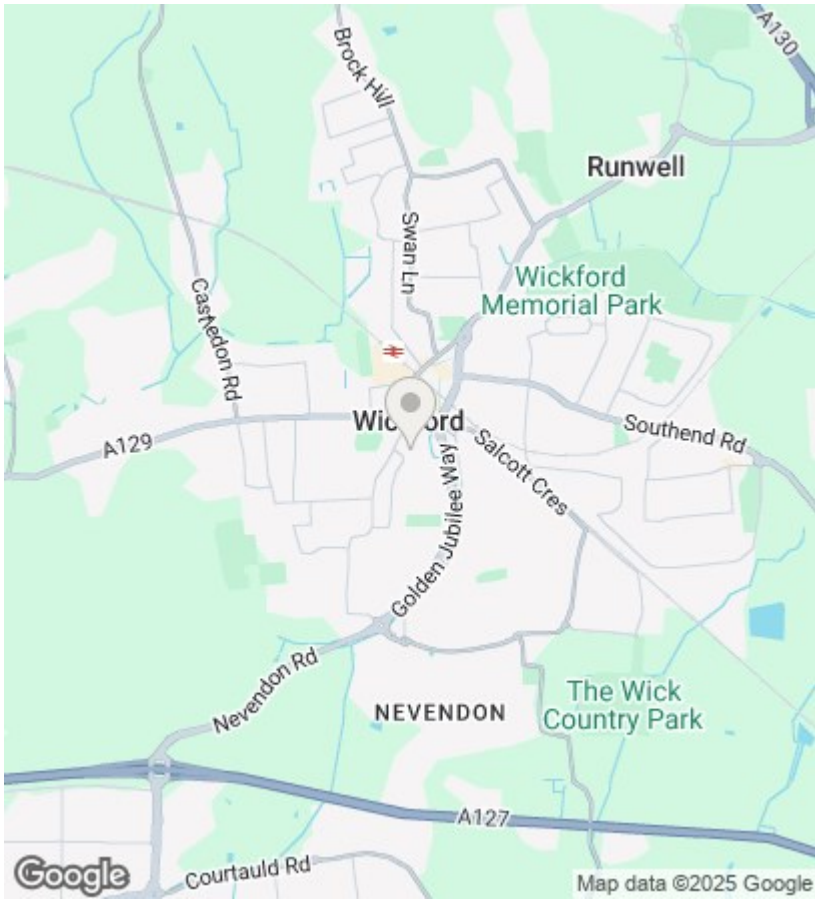
#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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.






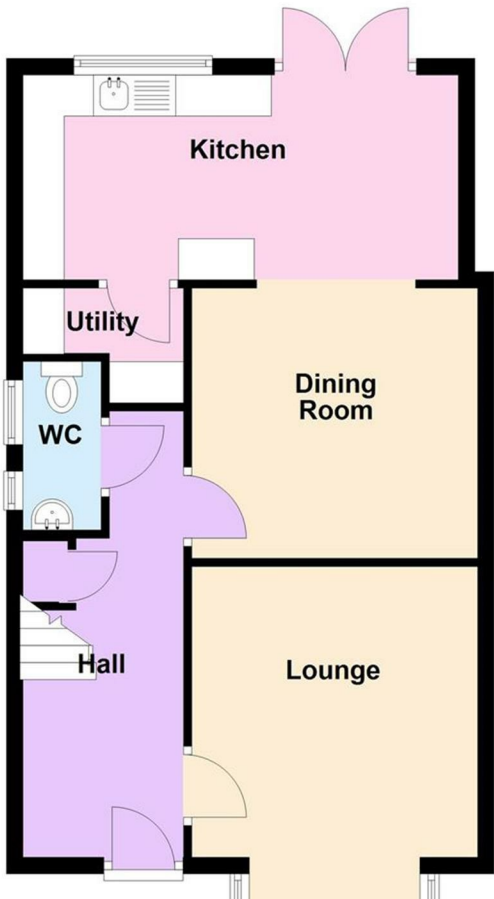




EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(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

