



## Athelstan Gardens, Wickford

£315,000

- Kitchen 8'10 x 7'10
- Conservatory 11'6 x 10'10
- West Room Shower
- Shared Driveway & Detached Garage
- Living Room 17' x 10'5
- 2 Bedrooms
- Southerly Garden to Rear
- No Onward Chain



3 BEDROOM SEMI-DETACHED CHALET. SOUTHERLY GARDEN TO REAR. SHARED DRIVEWAY WITH DETACHED GARAGE. NO ONWARD CHAIN. Situated in an established and popular residential location set within walking distance of town centre and mainline station is this 3 bedroom semi-detached chalet benefitting from accommodation including living room 17' x 10'5, kitchen 8'10 x 7'10,. conservatory 11'6 x 10'10, 2 ground floor bedrooms, wet room shower and first floor bedroom 10' x 9'6. The property benefits from double glazed windows and gas fired radiator heating, southerly garden to rear with shared driveway, detached garage and parking to front. The property benefits from no onward chain.



Council Tax Band: C



Double glazed door to:

#### ENTRANCE HALL

#### WET ROOM SHOWER

Double glazed opaque windows to side and front. Suite comprising of low level WC, wash hand basin and shower and rail. Extensive tiling to floor and walls.

#### BEDROOM

12'6 x 10'6

Double glazed windows to front and side. Radiator. Coved ceiling. Radiator.

#### KITCHEN

8'10 x 7'10

Double glazed window to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in hob. Space for appliances.

#### LIVING ROOM

17' x 10'5

Radiator. Brick fireplace with inset gas fire. Coved ceiling. Built in cupboard. Double glazed French doors and panelling to:

#### CONSERVATORY

11'6 x 10'10

Lean to style with double glazed windows to sides and rear. Double glazed French doors to rear garden. Laminate finish to floor.

Paddle stairs from lounge to:

#### FIRST FLOOR BEDROOM

10' x 9'6

Double glazed Velux style window to rear. Radiator. Eaves loft space.

#### SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fruit trees. Summerhouse. Shed.

#### SHARED DRIVEWAY

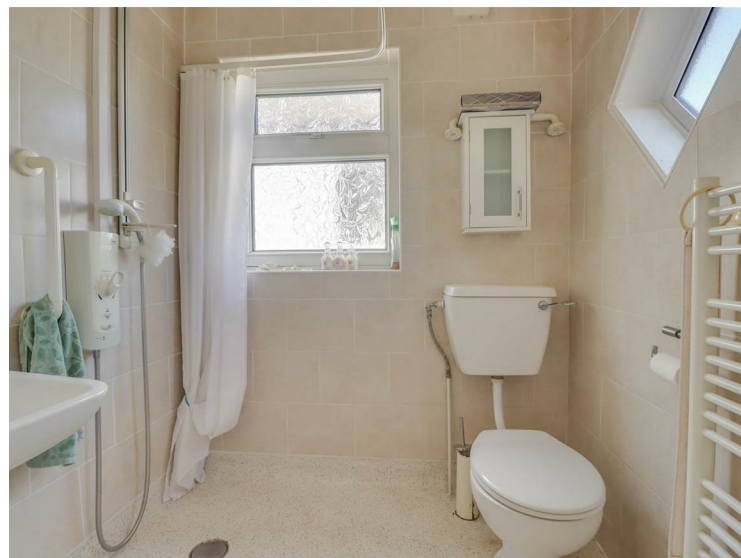
The property benefits from shared driveway with parking to front. Gate to side.

#### DETACHED GARAGE

Only accessible via door to side.

#### 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 their own enquiries about the functionality.





EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC