



Southend Road, Wickford

£350,000

- TWO BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- NO ONWARD CHAIN
- DOUBLE GLAZED
- COUNCIL TAX - C - BASILDON
- GARAGE
- CONSERVATORY
- POPULAR SHOTGATE LOCATION
- KESY HELD FOR IMMEDIATE VIEWING
- EPC - D

A TWO BEDROOM SEMI DETACHED HOUSE located in the ever popular SHOTGATE area of WICKFORD. This house benefits from a CONSERVATORY as well as a DETACHED GARAGE. Further advantages include GAS CENTRAL HEATING, DOUBLE GLAZING and is being offered for sale with NO ONWARD CHAIN. Keys are held for an immediate viewing which we would recommend so as to possibly avoid being disappointed.



Council Tax Band: C



ENTRANCE HALL

Double glazed street door to hall, base of stairs with cupboard below, door to kitchen and lounge, radiator

LOUNGE

12'11 x 9'9 plus bay
Double glazed window to front and flank, radiator, wood effect laminate floor covering, feature fire surround

KITCHEN

12'10 x 10'11
Double glazed window to flank and rear, double glazed door leading to conservatory, modern units to ground and eye level incorporating complimentary working surfaces, inset sink with drainer and mixer taps, wood effect laminate floorcovering, radiator, fitted oven and hob with hood over and splash back, space and plumbing for washing machine

CONSERVATORY

9'8 x 9'2
Double glazed, double glazed door to garden, wood effect laminate floor covering

BEDROOM ONE

12'11 x 11
Double glazed window to front, fitted wardrobes to one wall, radiator

BEDROOM TWO

10'10 x 10
Double glazed window to rear, radiator

SHOWEROOM

Double glazed window to flank, three piece suite comprising corner shower unit, low flush wc, heated towel rail, tiling to walls

FRONT GARDEN

Long front garden offering parking for several cars as well as a lawn and flower and shrubs, wrought iron gates lead to side entrance and rear garden and garage

REAR GARDEN

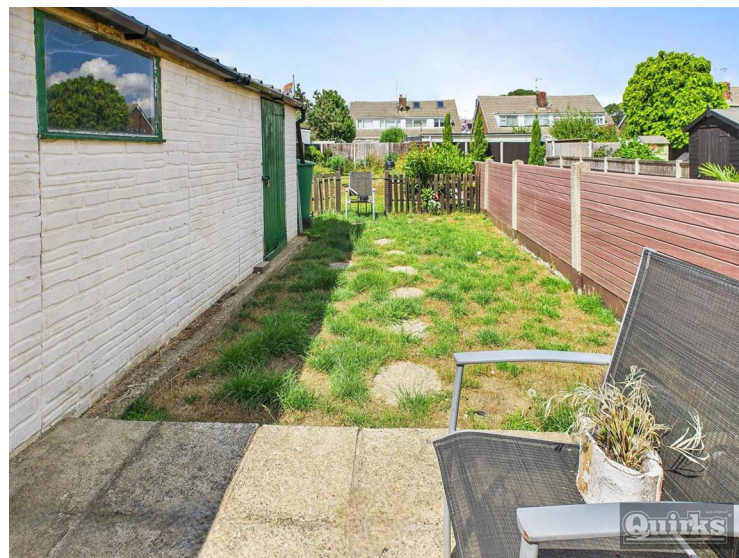
Patio to fore, personal door to garage, remainder laid mostly to lawn, fenced, tap, side access to front

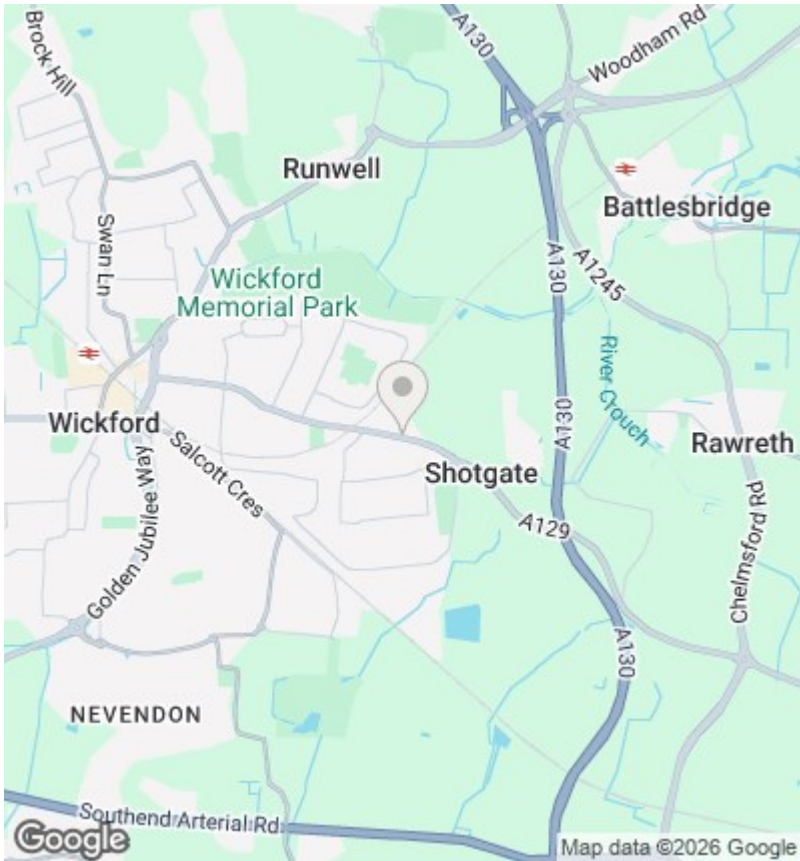
DETACHED GARAGE

Accessed via up and over door as well as personal side door to garden

DISCLAIMER

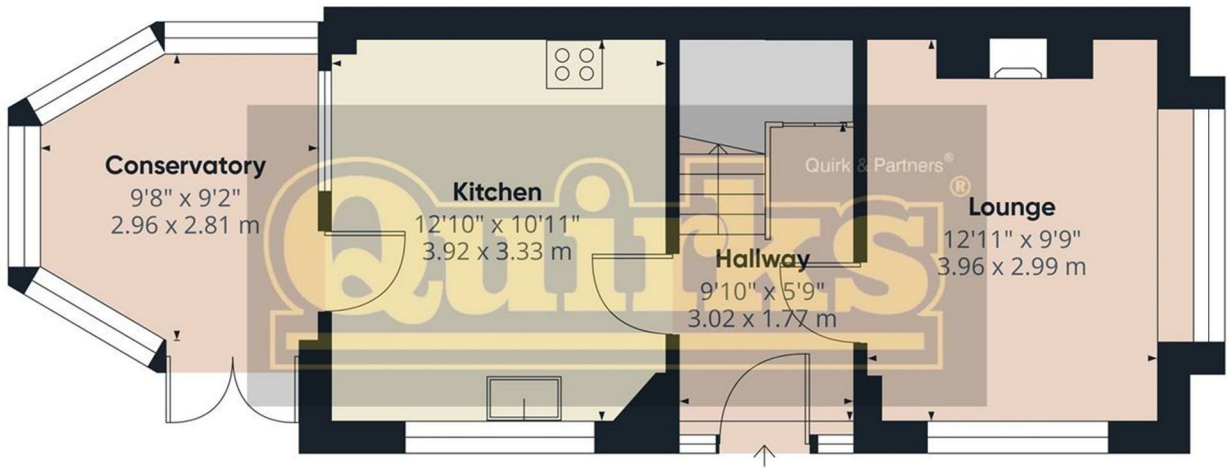
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.



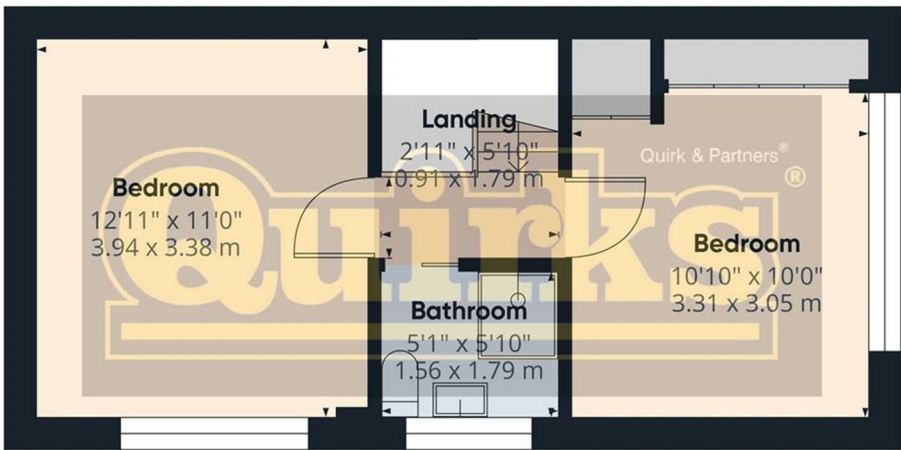


EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor 0



Floor 1