



## Russell Gardens, Wickford

£340,000

- Lounge 16'8 x 12'9
- 3 First Floor Bedrooms
- 60ft Garden to Rear
- Kitchen/Diner 13' x 11'4
- Bathroom
- Driveway to Front



3 BEDROOM SEMI-DETACHED. 16'8 LOUNGE. 13' KITCHEN/DINER. PLEASANT REAR GARDEN. DRIVEWAY TO FRONT. Situated in an established position on the Southend Road side of Wickford set within easy access of town centre and mainline station is this 3 bedroom semi-detached property benefitting from accommodation including lounge 16'8 x 12'9, refitted kitchen/diner 13' x 11'4, 3 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating, bi fold doors leading to 60ft garden to rear and driveway to front providing off street parking.



Council Tax Band: C



Double glazed opaque door and panelling to:

#### LOUNGE

16'8 x 12'9

Double glazed windows to front and side. Upright radiator. Cloaks cupboard. Electric fire. Laminate finish to floor. Coved ceiling. Storage cupboard and under stairs storage.

#### REFITTED KITCHEN/DINER

13' x 11'4

Double glazed bi-folding doors to rear Double glazed window to side. Range of hi-gloss handleless base and wall mounted units providing drawer and cupboard space with Quarts effect work top extending to incorporate inset sink unit. Upright radiator. Integrated dishwasher. Space for washing machine and fridge freezer. Built in oven, hob and extractor fan above. Cupboard housing updated boiler. Laminate finish to floor. Tiled surround.

#### FIRST FLOOR LANDING

Access to loft.

#### BEDROOM ONE

11' x 10'

Double glazed window to front. Radiator. Coved ceiling. Fitted wardrobe cupboard and shelving.

#### BEDROOM TWO

8'10 x 6'7

Double glazed window to side. Radiator. Built in wardrobe cupboard with shelving, hanging rail and drawers.

#### BEDROOM THREE

8'10 x 6'

Double glazed Velux style window to rear. Radiator. Built in double wardrobe cupboard with hanging rail, drawers and shelving.

#### BATHROOM

Double glazed opaque window to side. Refitted suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiling to walls. Radiator/rail. Extractor fan.

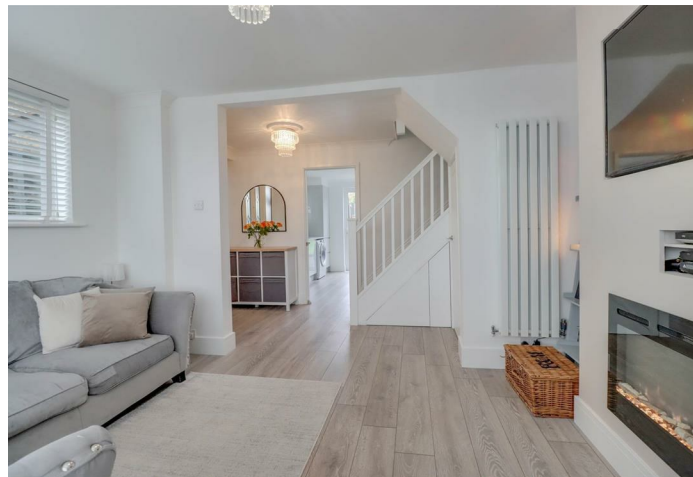
#### REAR GARDEN

approaching 60ft

The property is designed for easy maintenance with extensive paved patio to immediate rear with artificial tiered lawns. Fencing to side and rear boundaries. Large shed to rear. Outside tap to side. Rear remote awning with lighting.

#### DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street



parking. External power point.

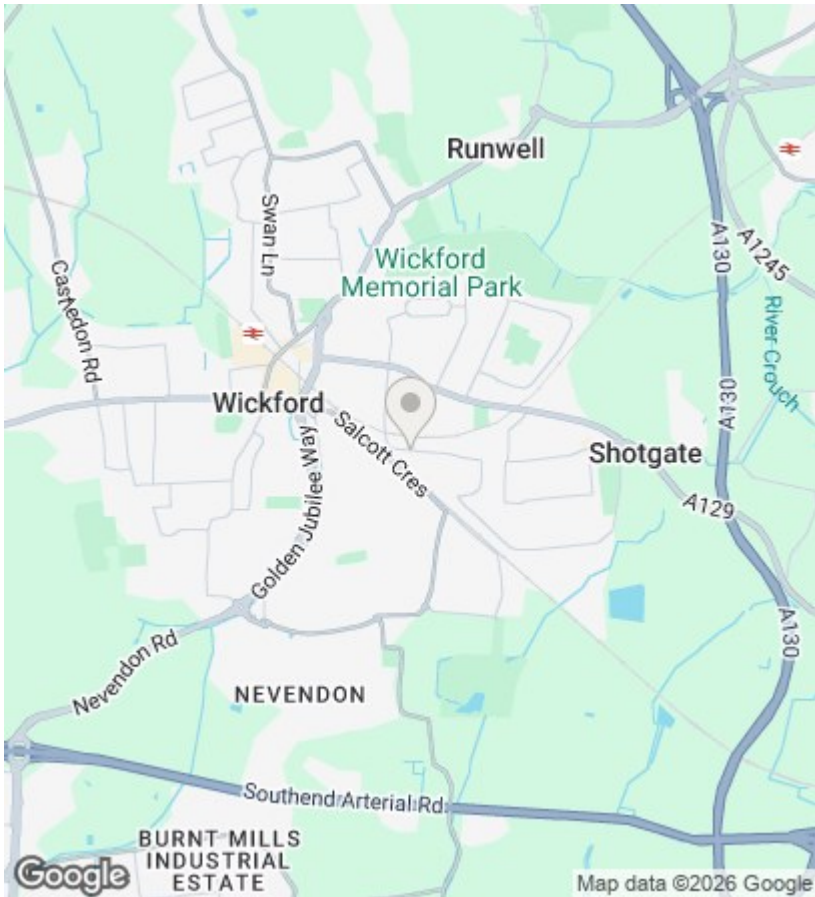
#### DISCLAIMER

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:

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>		
(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	

