



## Beauchamps Drive, Wickford

£330,000

- GARAGE WITH OWN DRIVE
- KITCHEN/DINER 13'6 X 11'
- BEDROOM 1 13'6 X 11'
- BATHROOM
- LIVING ROOM 17'4 X 13'6
- NO ONWARD CHAIN
- BEDROOM 2 13'6 X 11'
- SOUTHERLY GARDEN

SEMI-DETACHED HOUSE WITH 2 DOUBLE BEDROOMS, LIVING ROOM 17'4 X 13'6, KITCHEN/DINER 13'6 X 11', FIRST FLOOR BATHROOM, SOUTHERLY GARDEN, GARAGE WITH OWN DRIVEWAY AND NO ONWARD CHAIN. Situated close to local shops, park and school is this spacious 2 bedroom semi-detached house benefitting from generous first floor bedrooms both measuring 13'6 x 11' and Bathroom to first floor, with Lounge 17'4 x 13'6 and Kitchen/Diner 13'6 x 11' to the ground floor. The property benefits from Southerly rear garden and garage with own driveway. The property is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: C



#### ENTRANCE PORCH

Double glazed opaque sliding door to side and Double glazed door and paneling to:

#### LIVING ROOM

17'4 x 13'6

Double glazed window to front. Double radiator. Electric fire. Under stairs cupboard.

#### KITCHEN/DINER

13'6 x 11'

Double glazed windows to rear and side. Double glazed door to rear garden. Range of base and wall units providing drawer and cupboard space with work tops extending to incorporate sink unit. Double radiator. Tiled surround. Built-in oven, hob and extractor fan. Gas boiler. Space for washing machine and tumble drier. Space for fridge/freezer.

#### FIRST FLOOR LANDING

#### BEDROOM 1

13'6 x 11'

Double glazed window to rear. Double radiator.

#### BEDROOM 2

13'6 x 11'

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

#### BATHROOM

Double glazed window to side with suite comprising low level W.C., wash hand basin and bath unit with Triton shower and screen.

#### SOUTHERLY REAR GARDEN

Paved with gravel for ease of maintenance.

#### GARAGE WITH OWN DRIVEWAY

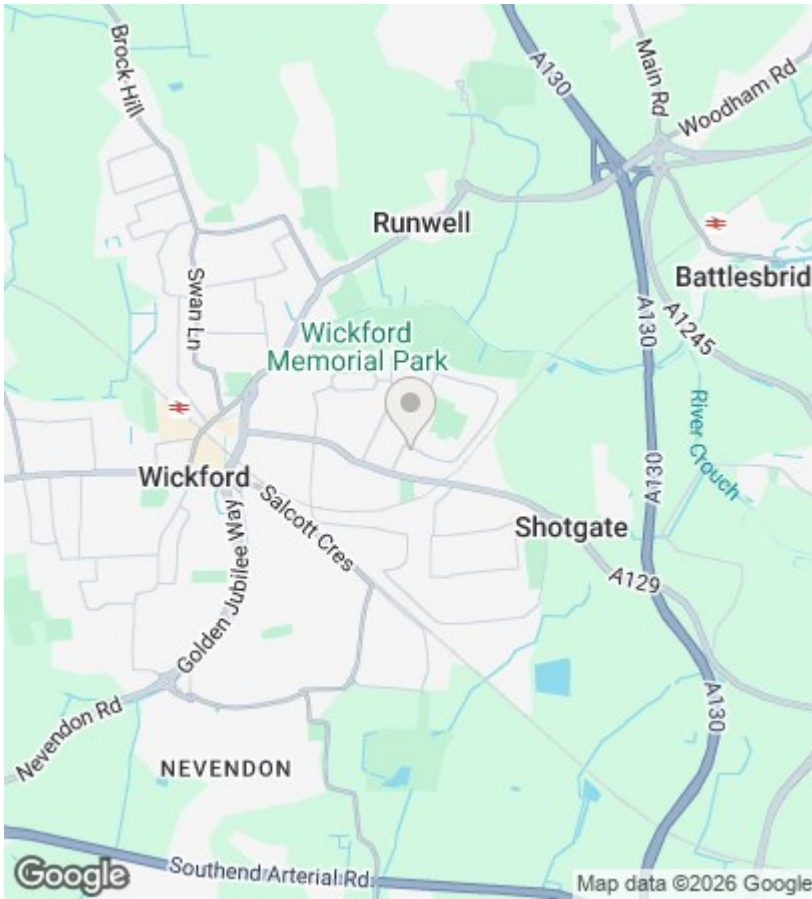
Brick built with double gates to side. The front is also block paved providing additional parking.

#### NO ONWARD CHAIN









EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 