



## Margarite Way, Wickford

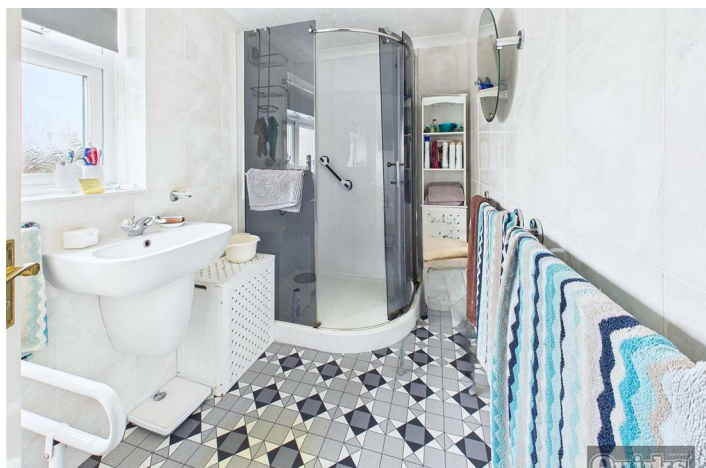
£380,000

- THREE BEDROOM SEMI DETACHED
- CONSERVATORY
- POPULAR LOCATION
- SOLAR PANELS
- EPC - C
- GARAGE
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- COUNCIL TAX - D - BASILDON

A THREE BEDROOM SEMI DETACHED CHALET located in a popular turning within WICKFORD with a CONSERVATORY to the rear. The home also benefits from having SOLAR PANELS to reduce those bills, as well as having a GARAGE and OFF ROAD PARKING. Local amenities such as SCHOOLS, SHOPS, BUS ROUTE and a PUB are nearby. We would urge interested applicants to view internally as to avoid disappointment.



Council Tax Band: D



### ENTRANCE HALL

Entrance via part double glazed street door to hall, base of stairs to first floor, doors to accommodation, access to under stair cupboard

### LOUNGE

15'7 x 10'4

Double glazed window to front in bay, radiator, gas fire inset to decorative stone fire surround and mantel

### KITCHEN/DINER

19'6 x 11'7

Double glazed window to rear, double glazed door to garden and double glazed patio doors to Conservatory, range of kitchen units to ground and eye level with complimentary roll edged worksurfaces, ceramic tiled splash back, inset sink unit with mixer tap, built in oven, hob and cooker hood, space and plumbing for further appliances, recess for kitchen appliances, part tiled floor.

### CONSERVATORY

9'4 x 9'4

Double glazed with doors to garden, tiled floor

### FIRST FLOOR LANDING

Access to accommodation

### BEDROOM ONE

12'9 x 11'9

Double glazed window to front, radiator, wardrobe and dressing table to remain

### BEDROOM TWO

13'8 x 9'3

Double glazed window to rear, radiator, wardrobe and desk/drawer units to remain

### BEDROOM THREE

10'6 x 7'5

Double glazed window to flank, radiator

### SHOWEROOM

Double glazed window to flank, shower cubicle, low flush wc and wash hand basin, radiator

### GARAGE

Accessed via up and over door, power and light supplied, gas boiler located on wall, meters for solar panels

### FRONT GARDEN

Block paved driveway allowing off road parking, side access to garden via gate, lawn area, and flower and shrub borders

### REAR GARDEN

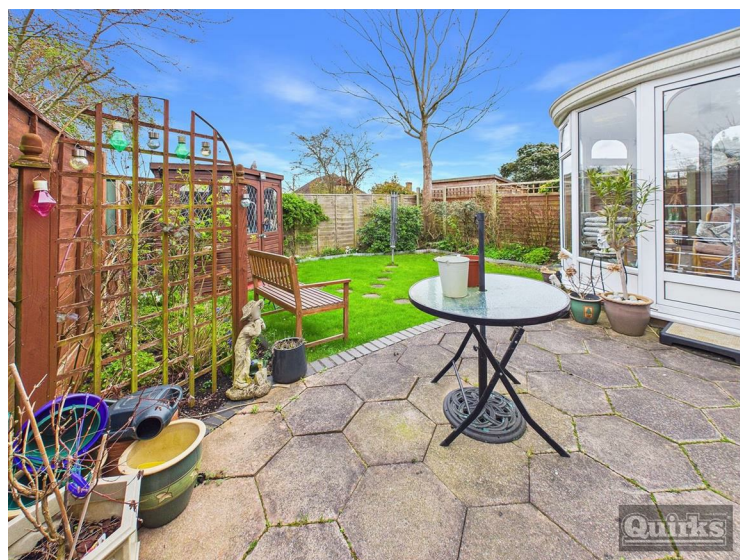
Mostly laid to lawn, garden shed to remain, fenced to all boundaries, side pedestrian access to front via gate

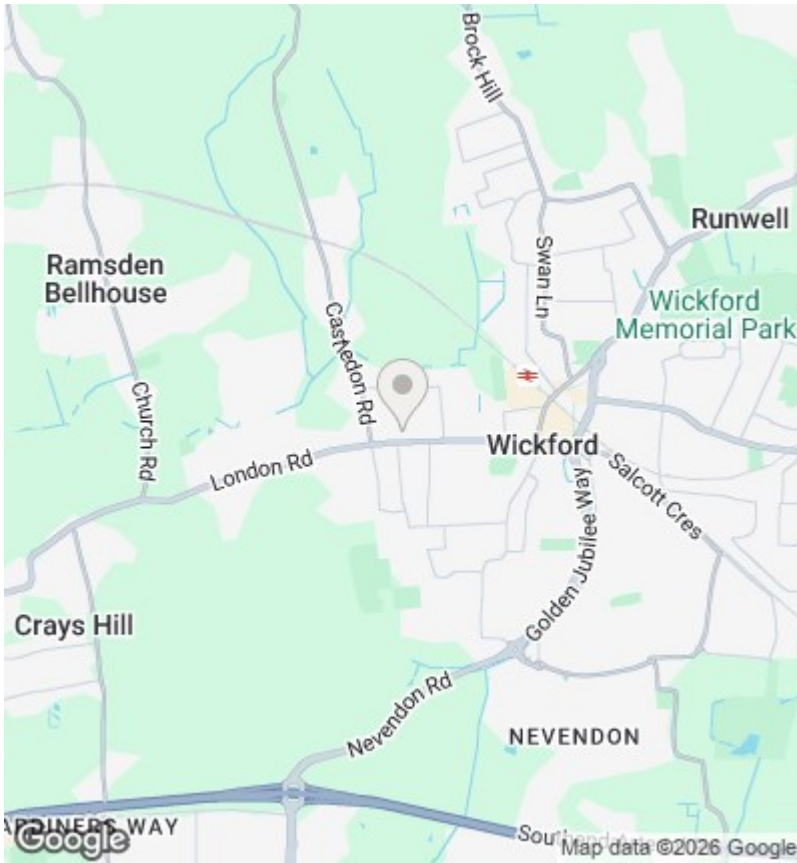
### AGENTS NOTE

There are solar panels on the roof to reduce those bills. They are bought and paid for and included in the sale. They are not subject to finance or a government grant.

### 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.

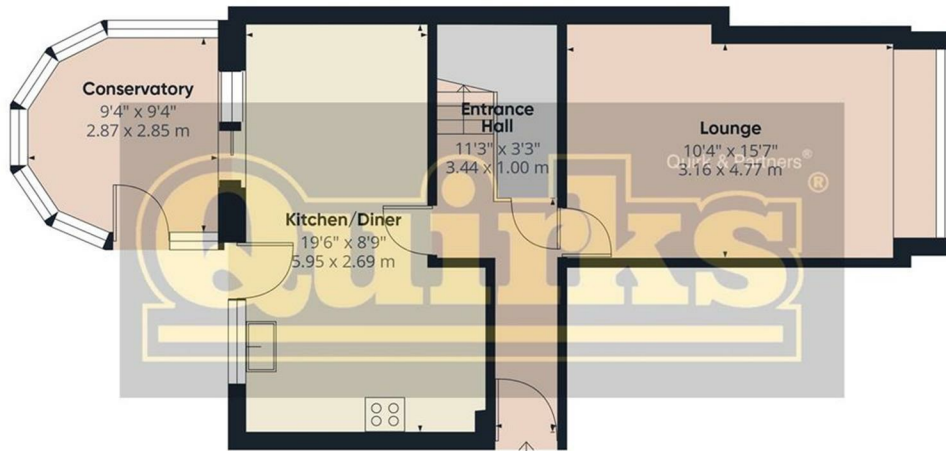




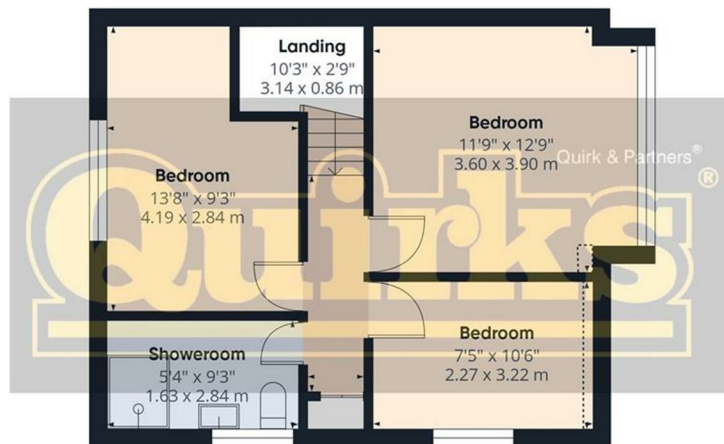
EPC Rating:

C

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>	74	77
(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 	



Floor 0



Floor 1

