



## Franklins Way, Wickford

£395,000

- 3 BEDROOMS
- LOUNGE
- GARAGE WITH OWN DRIVEWAY
- NO ONWARD CHAIN
- BATHROOM & SEPARATE W.C.
- KITCHEN/DINER
- SOME MODERNISATION REQUIRED
- CLOSE TO TOWN & SCHOOL

3 BEDROOM SEMI-DETACHED HOUSE CLOSE TO TOWN CENTRE, SCHOOL, PARK AND STATION. SOME MODERNISATION REQUIRED BUT OFFERED WITH THE BENEFIT OF NO ONWARD CHAIN. GARAGE WITH OWN DRIVE AND DECENT GARDEN. Situated in a convenient location set within walking distance of school, park, town centre and station is this 3 bedroom semi-detached house benefitting from detached garage with own driveway. The property offers accommodation including Entrance Hall, Lounge 14'4 x 12', updated Kitchen/Diner 20'8 x 10'4 (max) with 3 first floor Bedrooms, Bathroom and separate W.C. The property requires some modernization and is offered with NO ONWARD CHAIN.



Council Tax Band: D



### ENTRANCE HALL

Double glazed door to front. Double radiator. Under stairs cupboard.

### LOUNGE

14'4 x 12'

Double glazed to front. Double radiator. Coving to ceiling.

### KITCHEN/DINER

20'8 x 10'4 (max)

Double glazed window and French Doors to rear garden. Radiator. Range of base and wall units providing drawer and cupboard space. Recess and space for washing machine and fridge/freezer. Built in oven and hob with extractor above.

### FIRST FLOOR LANDING

Double glazed window to side and access to loft.

### BEDROOM 1

11'9 x 11'2

Double glazed window to front. Radiator.

### BEDROOM 2

11'2 x 10'2 (max)

Double glazed window to rear. Radiator. Built-in cupboard.

### BEDROOM 3

9' x 8'8

Double glazed window to front. Radiator. Over stairs shelf.

### BATHROOM

Double glazed window to rear. Bath unit and wash hand basin. Tiled surround. Radiator.

### SEPARATE W.C.

Double glazed to rear. Low level W.C.

### REAR GARDEN

Paved patio and lawn. Access to side and courtesy door to:

### GARAGE WITH OWN DRIVE

Brick built with up and over door.

### NO ONWARD CHAIN

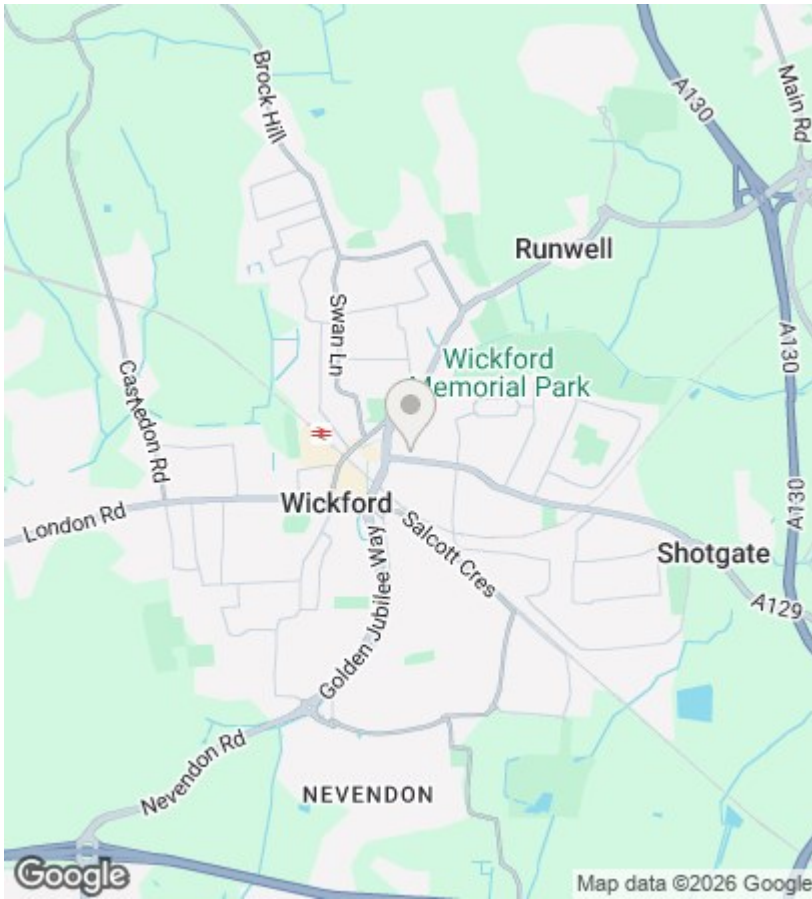
### DISCLAIMER

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>		<b>87</b>
(69-80) <b>C</b>	<b>71</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	

