



## Monarch Close, Wickford

£365,000

- Living Room 14'10 x 9'4
- Kitchen/Breakfast Room 12'2 x 8'2
- Orangery/Dining 11'10 x 9'6
- Bedroom 1 12'10 x 10'8
- Bedroom 2 10'10 x 8'4
- Cloakroom & Bathroom
- Garden to Rear
- Garage & Parking

2 BEDROOM SEMI-DETACHED. GARAGE & PARKING. GARDEN TO REAR. BATHROOM & CLOAKROOM. Situated on the Southend Road side of Wickford close to local shops, school and park is this 2 bedroom semi-detached property benefitting from accommodation including living room 14'10 x 9'4, kitchen/breakfast room 12'2 x 8'2, orangery/dining 11'10 x 9'6, 2 first floor bedrooms, bathroom and ground floor cloakroom. The property' specification includes double glazed windows and gas fired radiator heating, garden to rear, garage and parking to front.



Council Tax Band: C



#### CANOPY PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

Radiator. Coved ceiling. Laminate finish to floor.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising low level WC and vanity wash hand basin. Coved ceiling. Laminate finish to floor.

#### KITCHEN/BREAKFAST ROOM

12'2 x 8'2

Double glazed window to front. Radiator. Range of base and wall mounted units providing drawer and cupboard space with worktop surfaces extending to incorporate inset sink unit with cupboard beneath. Integrated fridge freezer and dishwasher. Space for washing machine. Built in oven, hob and extractor fan. Downlighters to ceiling.

#### LIVING ROOM

14'10 x 9'4

Radiator. Under stairs cupboard. Coved ceiling. Double glazed window and double glazed French doors to:

#### ORANGERY/DINING

11'10 x 9'6

Double glazed windows to rear and sides with built in blinds. Double glazed French doors to rear garden. Radiator. Downlighters to ceiling. Wall mounted heaters.

#### FIRST FLOOR LANDING

Airing cupboard. Access to loft.

#### BEDROOM ONE

12'10 x 10'8

Double glazed window to rear. Radiator. Fitted mirror fronted wardrobe cupboard.

#### BEDROOM TWO

10'10 x 8'4

Double glazed window to front. Radiator.

#### BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail. Tiling to floor and surround. Extractor fan. Shaver joint.

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Courtesy door to:



## GARAGE

Power and light connected. Storage space in eaves.

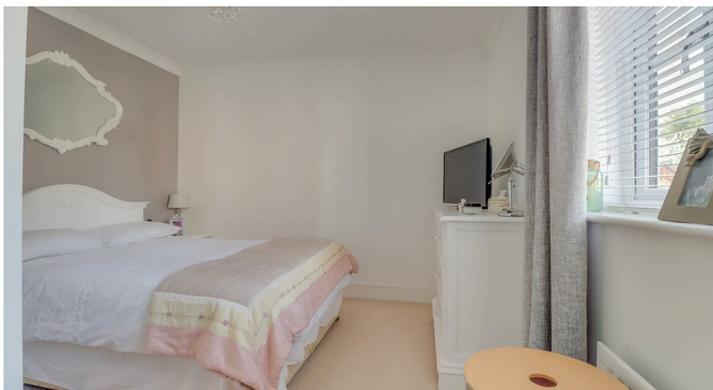
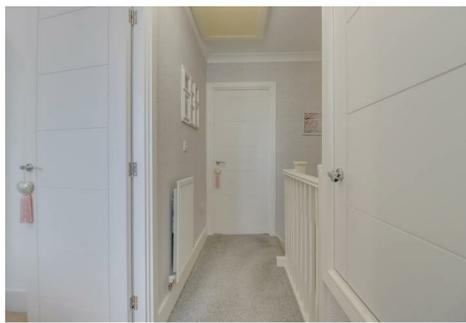
## OFF STREET PARKING

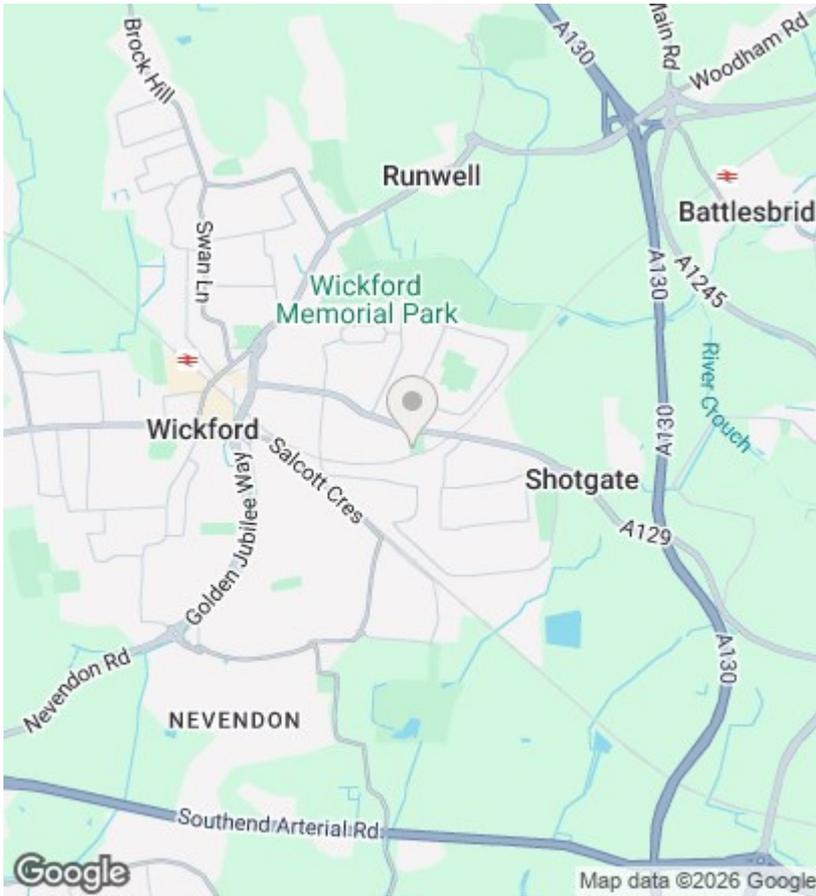
The property benefits from driveway to front of garage providing off street parking.

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(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	

