



Russell Gardens, Wickford

Offers In The Region Of £325,000

- CHARACTER TERRACED HOUSE
- LIVING ROOM 13' X 13'
- KITCHEN 8'6 X 7'6
- FIRST FLOOR CLOAKROOM
- NO ONWARD CHAIN
- 3 GENEROUS BEDROOMS
- DINING ROOM 13' X 10'10
- GROUND FLOOR BATHROOM
- GARAGE & PARKING TO REAR

CHARACTER TERRACED HOUSE SET WITHIN EASY ACCESS OF TOWN AND STATION. LIVING ROOM 13' X 13'. DINING ROOM 13' X 10'10, KITCHEN 8'6 X 7'6, GROUND FLOOR BATHROOM. 3 DOUBLE BEDROOMS AND FIRST FLOOR CLOAKROOM. NO ONWARD CHAIN. Situated in an established location on the Southend Road side of Wickford is this character terraced house built circa 1908 offering deceptively spacious accommodation including 3 large bedrooms, Living Room 13' x 13', Dining Room 13' x 10'10, Kitchen 8'6 x 7'6 with ground floor Bathroom and first floor Cloakroom. The property further benefits from garden to rear. The property is offered with no onward chain.

3 1 2 D

Council Tax Band: C



ENTRANCE PORCH

Part glazed door to:

LIVING ROOM

13' x 13'

Window to front, double radiator, fireplace, picture and dado rail finish to walls.

INNER HALL

Stairs to first floor.

DINING ROOM

13' x 10'10"

Window to rear. Radiator. Fireplace. Under stairs recess.

KITCHEN

8'6" x 7'6"

Window and door to side. Range of base and wall units. Worktops and sink unit with space for cooker and fridge.

GROUND FLOOR

BATHROOM

Window to rear with 4 piece suite comprising of low level W.C., wash hand basin, bath and shower cubicle. Radiator. Cupboard housing gas boiler.

FIRST FLOOR LANDING

BEDROOM 1

13' x 11'2"

Window to front. Radiator. Built-in cupboard.

BEDROOM 2

11' x 10'

Window to rear. Radiator.

BEDROOM 3

10' x 8'

Window to rear. Radiator.

FIRST FLOOR CLOAKROOM

Opaque window to side. Low level W.C. and wash hand basin.

REAR GARDEN

Paved patio and lawn. Covered seating area. Outside tap. Gate to rear.

UTILITY ROOM

7'8" x 5'6"

External access from garden with windows to side and rear. Space for appliances. Storage cupboards.

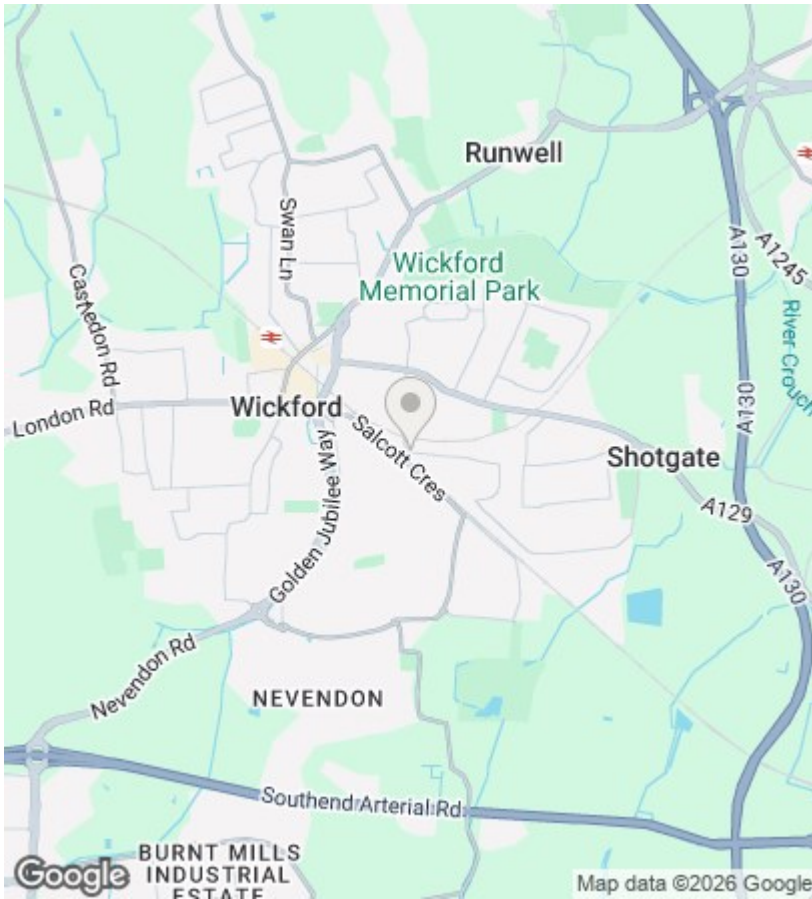
DISCLAIMER

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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

