



## Burne Avenue, Wickford

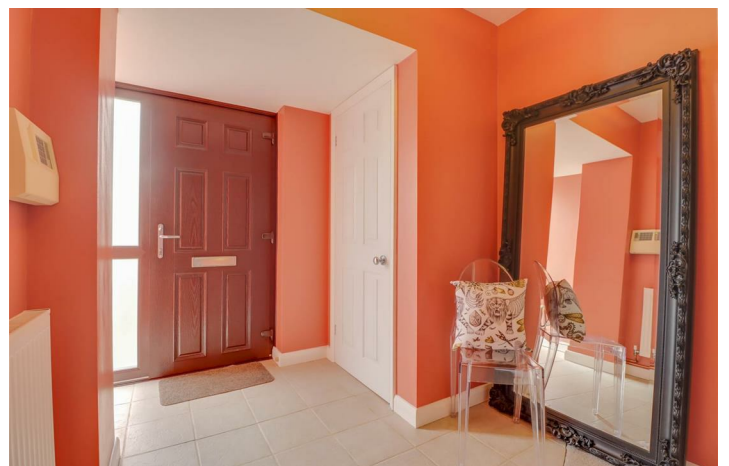
Offers In The Region Of £420,000

- 24'3 LOUNGE/DINER
- 14' CONSERVATORY
- BEDROOM 2 11' x 9'6
- BATHROOM
- 11' REFITTED KITCHEN
- BEDROOM 1 12'4 x 9' (plus wardrobes)
- BEDROOM 3 9' X 6'10
- GARAGE & NO ONWARD CHAIN

3 BED LINK DETACHED OFF THE POPULAR LONDON ROAD CLOSE TO LOCAL PARK AND SCHOOL, 24'3 LOUNGE/DINER, 14' CONSERVATORY, 11' KITCHEN, FIRST FLOOR BATHROOM, EASY MAINTENANCE REAR GARDEN, GARAGE AND REAR GARDEN, NO ONWARD CHAIN. Situated in a popular and established location on the London Road side of Wickford close to local park, schools and easy access of station is this extended 3 bedroom link-detached house benefitting form Lounge/Diner, Conservatory, Kitchen with 3 first floor Bedrooms and Family Bathroom. The property benefits from pleasant garden to rear, attached garage and is offered with the additional benefit of NO ONWARD CHAIN. EPC Rating D, Basildon Council band D



Council Tax Band: D



uPVC double glazed door to:

#### ENTRANCE HALL

Radiator (untested). Tiling to floor. Cloaks cupboard.

#### LOUNGE/DINER

24'3 x 15' (narr 9'4)

Double glazed window to front. Two radiators (untested). Double glazed patio doors to:

#### CONSERVATORY

14' x 9'2

Brick base with double glazed windows to sides and rear. Double glazed French doors to rear garden. Radiator (untested).

#### REFITTED KITCHEN

11' x 8'6

Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Space for washing machine, dishwasher and fridge freezer. Upright larder. Built in double oven, induction hob and extractor fan above (all untested).

#### FIRST FLOOR LANDING

Double glazed window to side. Radiator (untested). Airing cupboard housing

cylinder. Access to loft which we understand is part boarded with ladder.

#### BEDROOM 1

12'4 x 9' (plus w/robes)

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards.

#### BEDROOM 2

11' x 9'6 (plus door recess)

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards.

#### BEDROOM 3

9' x 6'10 (max)

Double glazed window to front. Radiator (untested). Coved ceiling. Over stairs wardrobe cupboards and shelving.

#### BATHROOM

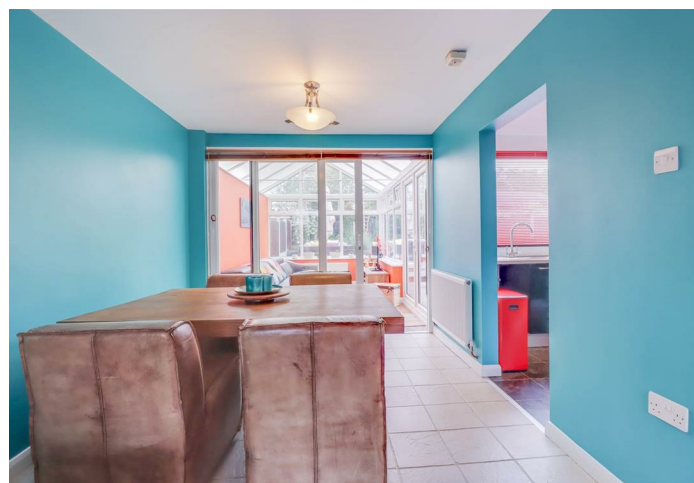
8'2 x 5'6

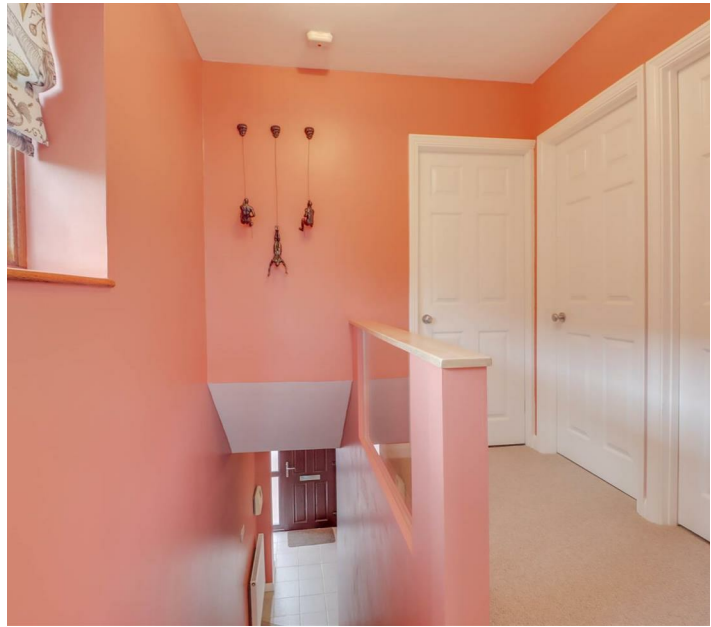
Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) and rail. Extensive tiled surround.

EASY MAINTENANCE REAR GARDEN

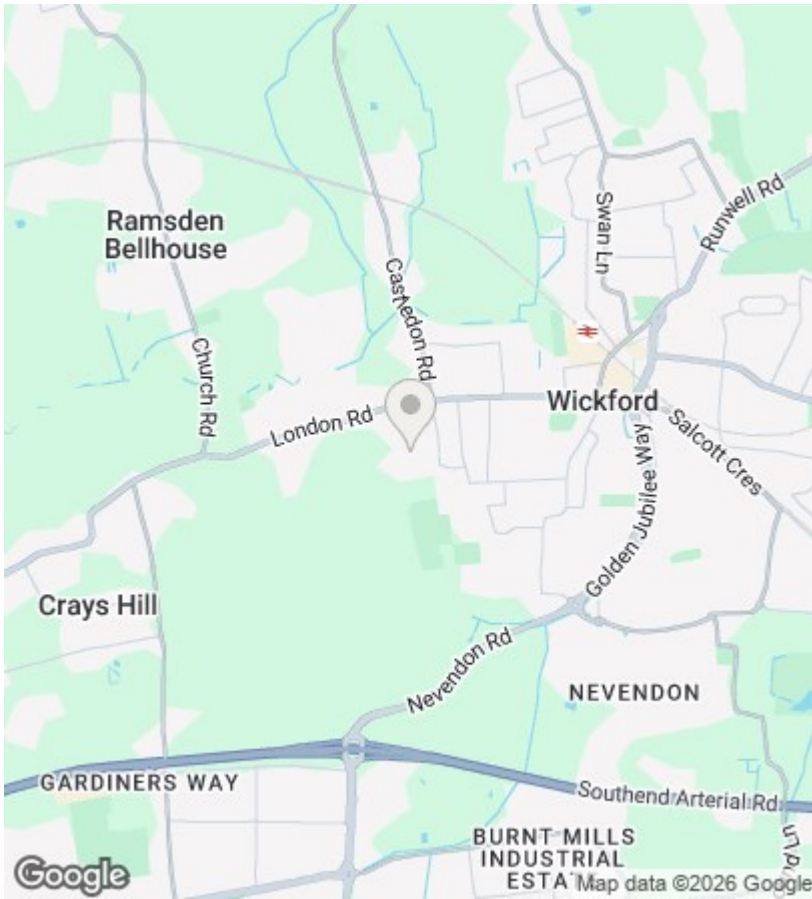
ATTACHED GARAGE

NO ONWARD CHAIN







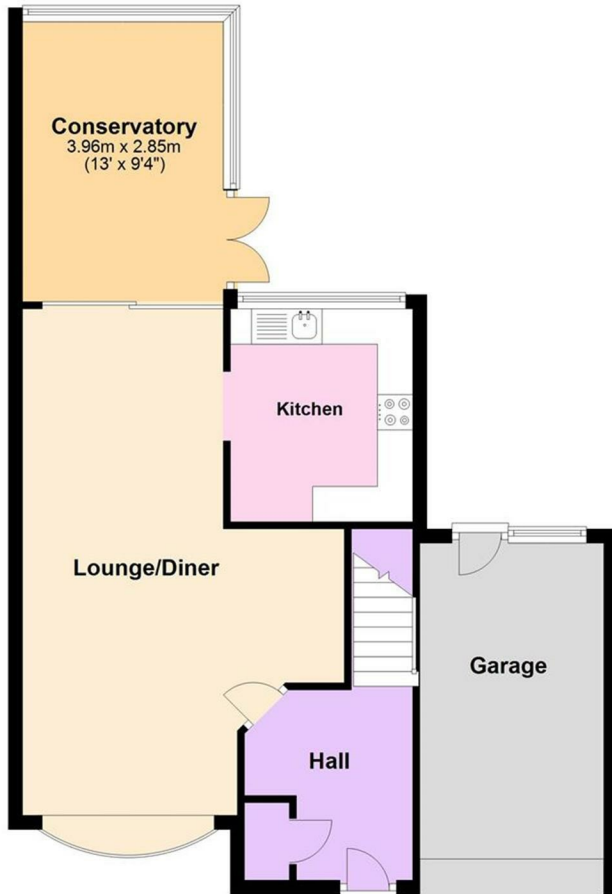


EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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	

Approx. 66.7 sq. metres (717.7 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (433.7 sq. feet)

