



## Edward Gardens, Wickford, Wickford, Essex

£330,000

- CLOSE TO TOWN AND STATION
- GARAGE/POTENTIAL GARDEN ROOM
- CONSERVATORY
- DOUBLE GLAZED
- COUNCIL TAX - C - BASILDON
- TWO DOUBLE BEDROOMS
- SOUTH FACING EASY MAINTENCE GARDEN
- OFF ROAD PARKING TO FRONT
- GAS CENTRAL HEATING
- EPC - C

2 BEDROOM SEMI-DETACHED. DETACHED GARAGE. DRIVEWAY TO FRONT. SOUTHERLY EASY MAINTENANCE REAR GARDEN. A Carter and Ward built TWO bedroom semi detached HOUSE with garage. Located in a popular road within WICKFORD being close to amenities. This home has TWO DOUBLE BEDROOMS, GAS CENTRAL HEATING and is DOUBLE GLAZED also. This house has made a wonderful home for the last owner for the last 16 years and having been lovingly maintained and improved we would recommend an appointment to view.

2 1 2 C

Council Tax Band: C



### Porch

Double glazed sliding door to porch and further street door to Lounge

### Living Room

16'2 12'11

Double glazed window to front, feature fire surround in chimney breast, stairs to first floor, door to kitchen, radiator

### Kitchen/Diner

10'9 x 12'10

Double glazed window to flank, door to Sun Room, full range of units to ground and eye level, incorporating complimentary worksurfaces, inset sink with mixer tap and drainer, oven and hob, and fitted dishwasher, radiator

### Sun Room

10'3 x 6'8

Double glazed with French doors to SOUTH FACING garden, polycarbonate roof

### First Floor Landing

Access to large large loft with light and part boarding and doors to accommodation.

### Bedroom One

12'11 x 10'11

Double glazed window to flank, radiator, wardrobe to remain

### Bedroom Two

12'8 x 9'9

Double glazed window to front, radiator, wardrobe to remain

### Bathroom

5'10 x 4'11

Double glazed window to flank, part tiled walls, radiator, three piece suite in white comprising of pedestal wash hand basin, low flush w/c and panelled bath with shower tap and screen, radiator to remain

### Easy Maintenance

### Southerly Garden

SOUTH FACING fenced to all boundaries, with pedestrian gate, flower and shrub borders

### Garage

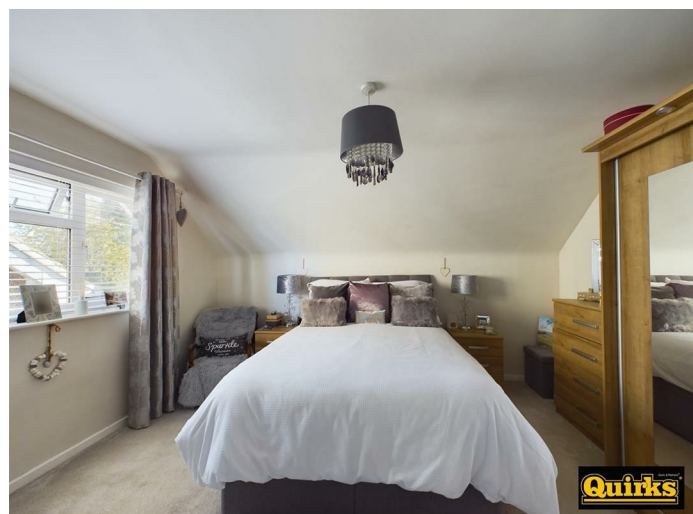
Accessed via up and over door, parking space in front

### Front Garden

Shingle with dropped kerb used for off street parking

### DISCLAIMER

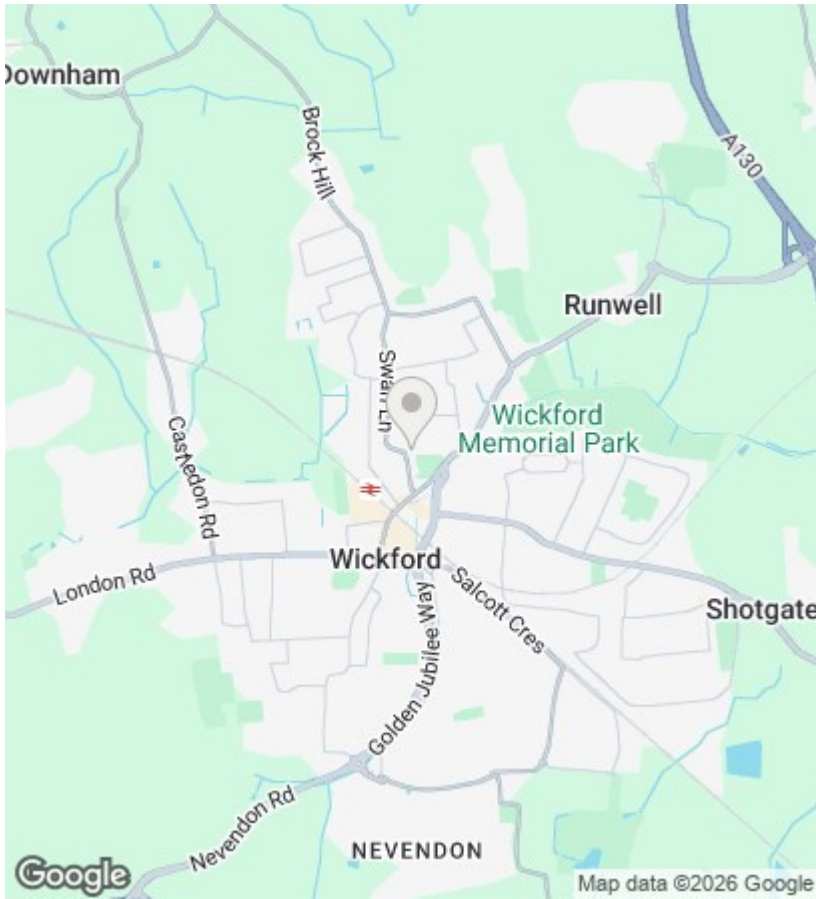
PLEASE NOTE - any



appliances, fixtures, fittings or heating systems have not been tested by the agent and we rely on information supplied by the seller to prepare these details.. Interested applicants are advised to make their own enquiries as to the functionality.



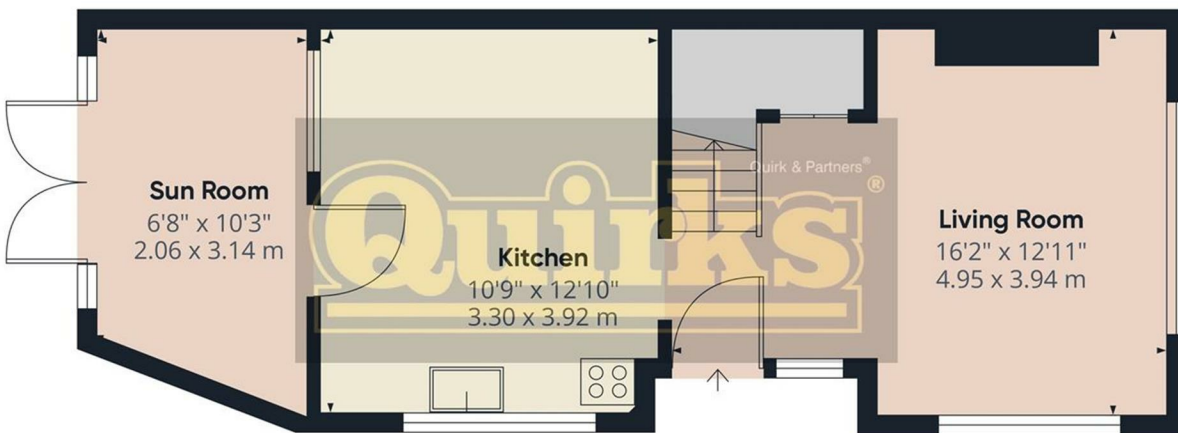




EPC Rating:

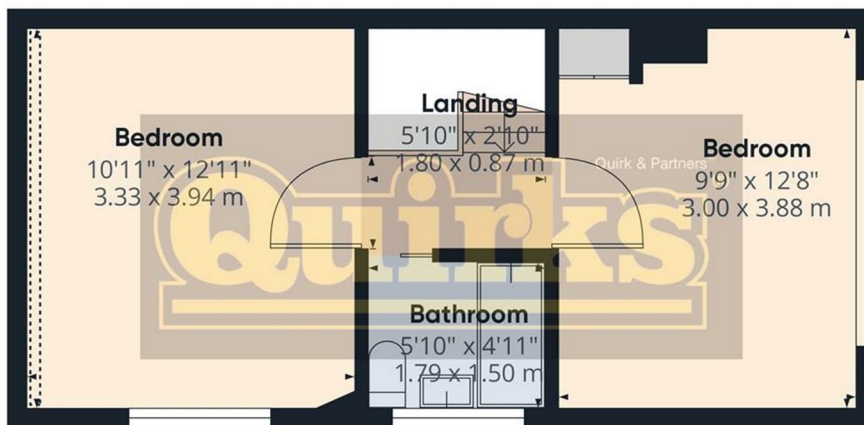
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	



**Approximate total area<sup>1</sup>**  
732.24 ft<sup>2</sup>  
68.03 m<sup>2</sup>

**Reduced headroom**  
5.32 ft<sup>2</sup>  
0.49 m<sup>2</sup>



Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360