



## Mount Road, Wickford

£650,000

- Living Room 21'6 x 14'
- Ground Floor Bedroom 13' x 12'10
- Conservatory 33' x 7'8
- 2 First Floor Bedrooms
- Plot Approaching 200ft
- Study 13' x 5'6
- Dining Room 11' x 10'6
- Ground Floor Shower Room
- First Floor Bathroom
- In/Out Driveway to Front

3 BEDROOM DETACHED CHALET. 200FT WIDE CORNER PLOT. DETACHED GARAGE & IN/OUT DRIVEWAY. MODERNISATION REQUIRED. DOUBLE GATED ACCESS TO REAR. NO ONWARD CHAIN. Situated in a convenient location set within easy access of town centre, mainline station and Wickford memorial park is this 3/4 bedroom detached chalet requiring modernisation throughout. The property provides spacious accommodation including living room 21'6 x 14', ground floor bedroom 13' x 12'10, study 13' x 5'6, dining room 11' x 10'6, conservatory 33' x 7'8, kitchen, ground floor shower room, 2 first floor bedrooms and first floor bathroom. The property's specification includes gas fired radiator heating (untested), large corner plot approaching 200ft with double gated access to rear, detached garage and in/out driveway to front providing off street parking. No onward chain and potential (STP).



Council Tax Band: D



#### CANOPY PORCH

Part opaque glazed door to:

#### ENTRANCE HALL

Under stairs cupboard. Radiator (untested). Utility/dark room. Double doors to:

#### LIVING ROOM

21'6" x 14'  
Windows to front and side. Two radiators (untested). Tiled fireplace.

#### BEDROOM

13' x 12'10"  
Window to front. Radiator (untested).

#### STUDY

13' x 5'6"  
Window to side. Radiator (untested).

#### SHOWER ROOM

9' x 5'  
Opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin, bidet and shower cubicle. Radiator (untested). Tiled surround.

#### DINING ROOM

11' x 10'6"  
Window to side. Radiator (untested). Double glazed patio doors to:

#### CONSERVATORY

33' x 7'8"  
Lean to variety extending full width. Double glazed windows to sides and rear.

Double glazed patio doors to rear garden. Two radiators (untested). Access to:

#### CLOAKROOM

Low level WC and wash hand basin. Radiator (untested).

#### KITCHEN

13'10" x 12'  
Double glazed window to rear and side. Double glazed door to rear storm porch. 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 appliances.

#### GALLERIED LANDING

Double glazed window to rear. Radiator (untested).

#### BEDROOM

13' x 11'  
Double glazed window and Velux style window to rear. Radiator (untested). Airing cupboard.

#### BEDROOM

13'10" x 10'2"  
Double glazed window to front. Radiator (untested). Deep wardrobe cupboard. Access to additional loft space.



#### POTENTIAL WALK IN WARDROBE

11' x 8'4

Double glazed window to side. Radiator (untested).

#### SPACIOUS BATHROOM

Double glazed Velux style windows to rear and side. 5 piece suite comprising of low level WC, pedestal wash hand basin, bidet, panel enclosed bath unit and shower cubicle. Tiled surround. Coved ceiling.

#### LARGE REAR GARDEN DOUBLE GATED ACCESS TO REAR

The property benefits from a wide plot approaching 200ft.

#### LARGE DETACHED GARAGE

Access via double doors off Mount Way.

#### LONG IN/OUT DRIVEWAY

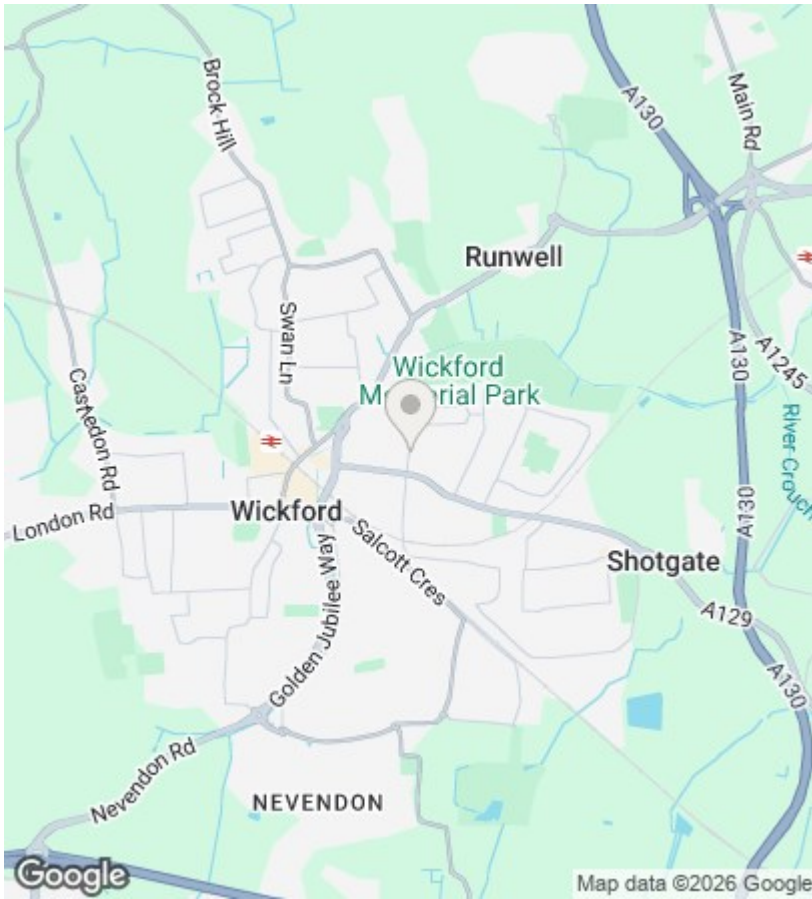
The property benefits from driveway providing off street parking.

#### POTENTIAL TO REAR - DOUBLE GATED ACCESS (STP)

The property benefits from a wide corner plot with long driveway to garage, in/out access and additional double gated access to rear offering further potential.








EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 	

**Ground Floor**

Approx. 125.1 sq. metres (1346.3 sq. feet)



**First Floor**

Approx. 62.3 sq. metres (670.4 sq. feet)

