



Ruskin Path, Wickford

Offers Over £300,000

- Living Room 13' x 11'10
- Kitchen 10' x 7'10
- Study 11'4 x 6'2
- Shower Room & Cloakroom
- 2 Garages to Rear
- Dining Room 12'8 x 11'6
- Conservatory 10' x 7'10
- 3 First Floor Bedrooms
- Rear Garden
- No Onward Chain

3 BEDROOM END TERRACED. 2 GARAGES TO REAR. 11'10 LIVING ROOM. 10' KITCHEN. 10' CONSERVATORY. NO ONWARD CHAIN. Situated on the Nevendon Road side of Wickford close to Park Drive and Cedar Avenue is this 3 bedroom end terraced property benefitting from accommodation including living room 13' x 11'10, dining room 12'8 x 11'6, conservatory 10' x 7'10, kitchen 10' x 7'10, study 11'4 x 6'2, 3 first floor bedrooms, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and 2 garages to rear. The property is offered with no onward chain. EPC Rating C.



Council Tax Band: C



Double glazed opaque door to:

ENTRANCE HALL

Under stairs cupboard.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin.

DINING ROOM

12'8 x 11'6

Double glazed window to front. Radiator (untested). Built in cupboard.

STUDY

11'4 x 6'2

Radiator? Double glazed door to?

CONSERVATORY

10' x 7'10

Double glazed windows to sides and rear. Double glazed door to rear garden.

LIVING ROOM

13' x 11'10

Double glazed patio doors to rear garden. Radiator (untested).

KITCHEN

10' x 7'10

Double glazed window to side. Range of base and wall mounted units providing drawer and cupboard space with wood trim work top surface extending to incorporate inset sink unit with cupboard beneath.

Tiled surround. Larder cupboard. Built in oven and hob (all untested). Space for fridge freezer, dishwasher and washing machine. Recently fitted gas fired boiler (untested).

FIRST FLOOR LANDING

Radiator (untested).

Access to loft.

BEDROOM ONE

13'2 x 9'1

Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboard.

BEDROOM TWO

11' x 8'6

Double glazed window to front. Airing cupboard with updated cylinder (untested). Additional built in cupboard.

BEDROOM THREE

11'6 x 6'

Double glazed window to rear. Radiator (untested). Coved ceiling.

SHOWER ROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiled surround.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to



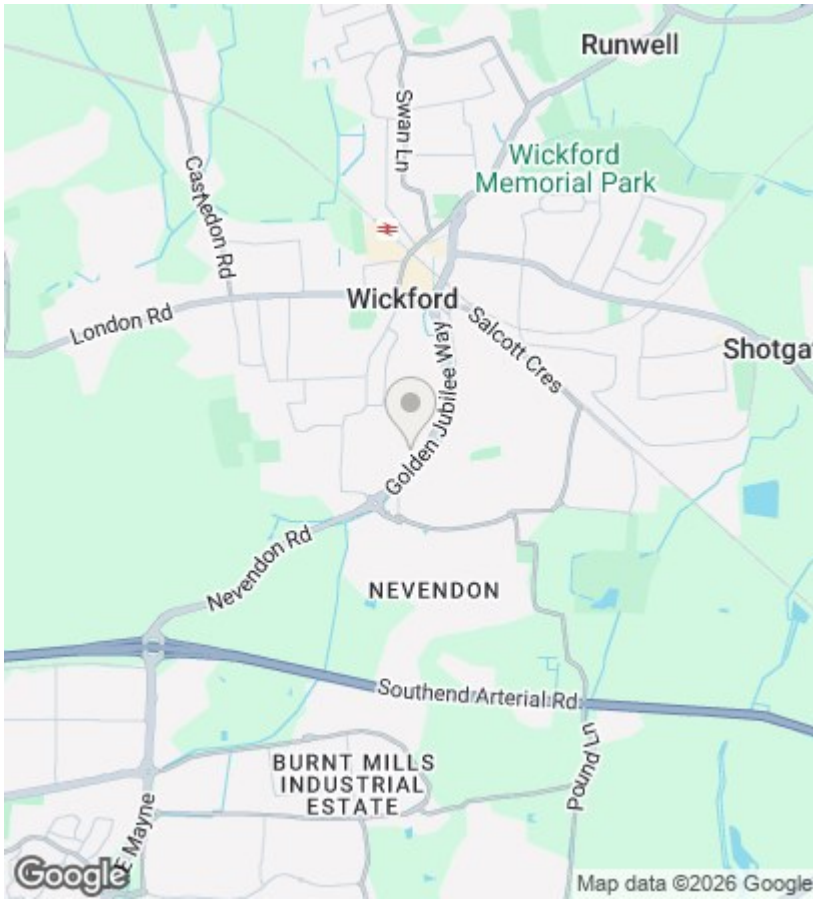
lawn with flower and shrub borders. Kids play van to remain. Gate to side providing access.

GARAGES TO REAR

The property benefits from 2 garages to rear.





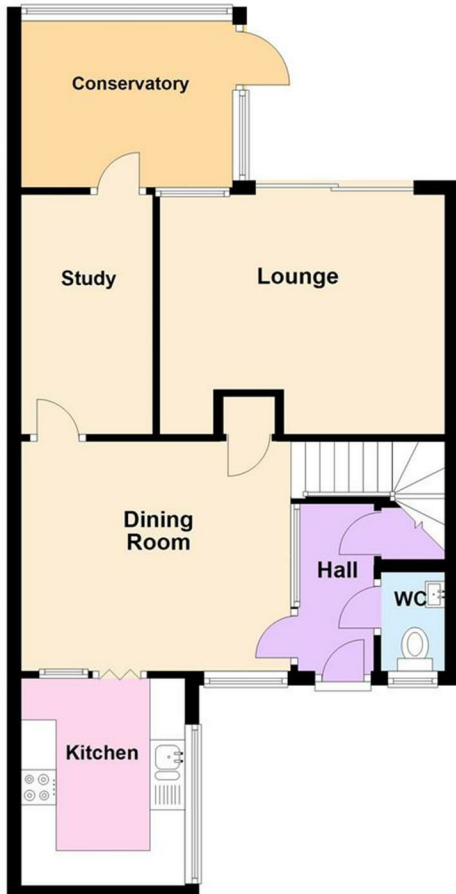


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 58.9 sq. metres (633.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)

