



Barra Glade, Wickford

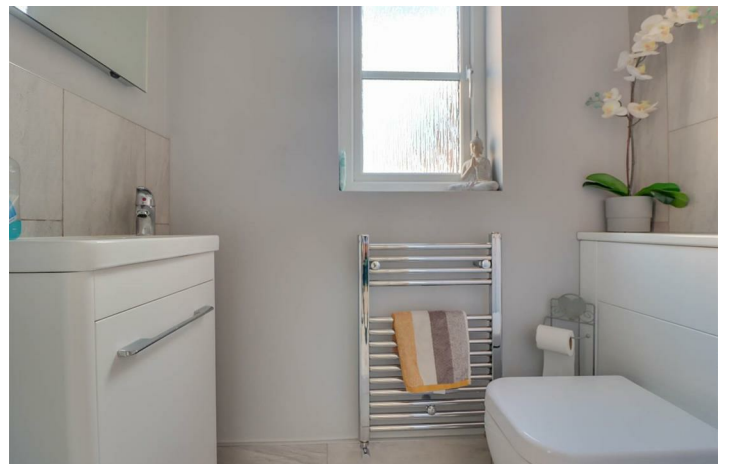
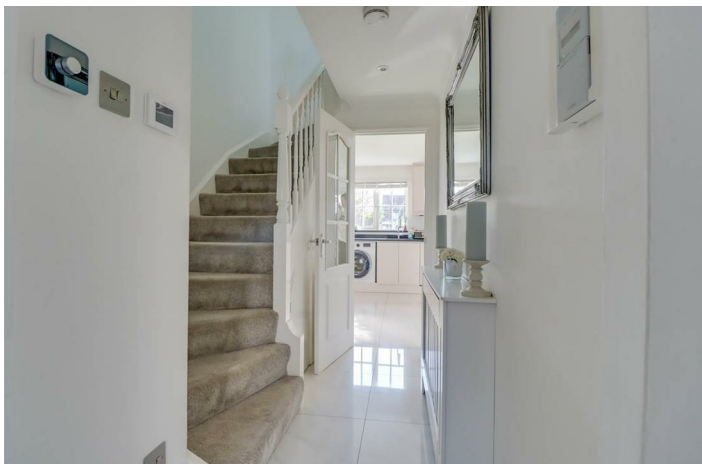
Offers Over £415,000

- Lounge 14' x 10'10
- 3 First Floor Bedrooms
- Garden to Rear
- Driveway to Front
- Kitchen/Diner 18' x 10'5
- Bathroom
- Attached Garage
- Cloakroom

3 BEDROOM LINK-DETACHED. ATTACHED GARAGE & DRIVEWAY. 14' LOUNGE. 18' KITCHEN/DINER. Situated close to the Wick country park and within walking distance of local shop, school and medical centre is this 3 bedroom link - detached property benefitting from accommodation including lounge 14' x 10'10, kitchen/diner 18' x 10'5, 3 first floor bedrooms, family bathroom and ground floor cloakroom. the property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear, attached garage and driveway to front providing off street parking. EPC Rating E, Basildon Coucil Tax Band D.



Council Tax Band: D



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator in casement surround (untested). Coved ceiling with downlighters.

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Radiator/rail (untested). Tiling to floor and surround. Downlighters to ceiling.

LOUNGE

14' x 10'10

Double glazed window to front. Radiator (untested). Coved ceiling. Archway to:

KITCHEN/DINER

18' x 10'5

Double glazed window and double glazed French doors to rear garden. range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for Range style cooker. Integrated fridge freezer. Cupboard housing space for washing machine. Downlighters to ceiling. Radiator (untested).

FIRST FLOOR LANDING

Access to loft which we understand is majority boarded. Airing cupboard housing boiler (untested).

BEDROOM ONE

11'2 x 10'7

Double glazed window to

rear. Radiator (untested). Coved ceiling. Double wardrobe cupboards and drawers.

EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of vanity wash hand basin and shower cubicle.

BEDROOM TWO

10'8 x 9'10

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

BEDROOM THREE

7'4 x 7'2

Double glazed window to rear. Radiator (untested).

BATHROOM

Double glazed opaque window to front. Suite comprising of enclosed low level WC, wash hand basin and panel enclosed bath unit.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Courtesy door to:

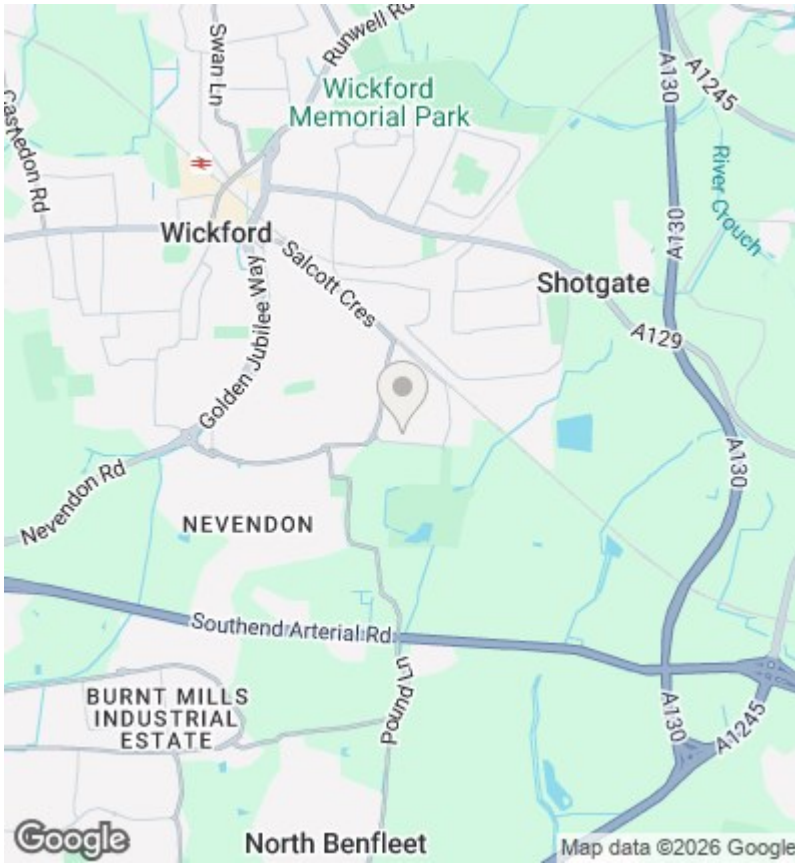
ATTACHED GARAGE

Roller door to front. Power and light connected (untested). Storage space in eaves.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.





EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 