



Royal Oak Drive, Wickford

Offers Over £350,000

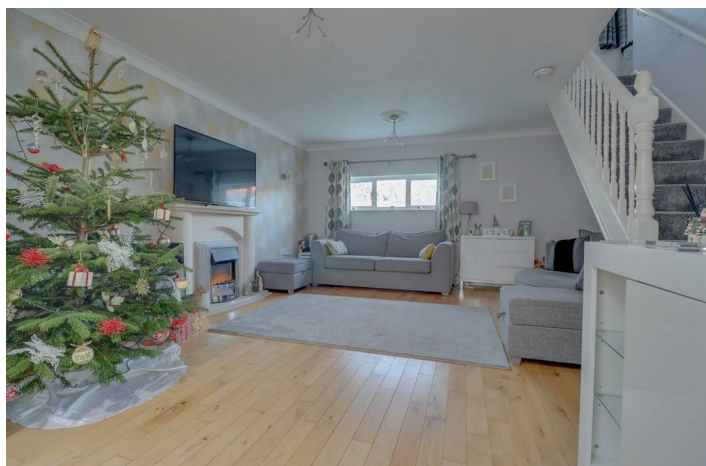
- No Onward Chain
- Kitchen 10'6 x 8'11
- Three First Floor Bedrooms
- Pleasant Garden
- Solar Panels
- Lounge 15'6 x 14'11
- Dining Room 15'5 x 11'1
- Three Piece Family Bathroom
- Detached Garage
- Good Links to Schools & Amenities

****NO ONWARD CHAIN**DETACHED GARAGE**TWO RECEPTION ROOMS**SOLAR PANELS****

Situated in the Beauchamp's area of Wickford close to park and easy access of schools, shops and doctors is this 3 bedroom family home benefitting from accommodation including lounge 15'6 x 14'1, kitchen 10'6 x 8'11, dining room 15'5 x 11'1, 3 first floor bedrooms and family bathroom. The property's specification includes double glazing, electric heating, solar panels, detached garage to rear and pleasant garden. It comes with the additional benefit of No Onward Chain. EPC TBC. Council Tax Band.



Council Tax Band: C



ENTRANCE

The property is approached via UPVC double glazed entrance door.

ENTRANCE HALL

Tiled flooring. Storage cupboard. Coved ceiling.

KITCHEN

10'6 x 8'11

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with work surface extending to incorporate inset sink unit with cupboard beneath. Space for appliances. Built in oven, 4 ring electric hob and extractor fan above (all untested). Tiled surround. Storage cupboard. Doorway to:

DINING ROOM

15'5 x 11'1

Two Velux windows to ceiling. Double glazed windows to rear and side with French doors to rear. Tiling to floor with underfloor heating. Electric radiator. Open plan to:

LOUNGE

15'6 x 14'11

Double glazed window to front. Solid oak flooring. Stairs to first floor. Feature electric fireplace with surround to remain., underfloor heating

LANDING

Double glazed window to front. Access to loft via hatch. We have been advised that the loft is partially boarded.

BEDROOM ONE

11'9 x 9'1

Double glazed window to rear. Laminate flooring. Airing cupboard.

BEDROOM TWO

9'2 x 9'1

Double glazed window to rear.

BEDROOM THREE

8'6 x 6'6

Double glazed window to front.

BATHROOM

Opaque double glazed window to front. Three piece white suite comprising of panel enclosed bath unit, low level WC and pedestal wash hand basin. Tiling to walls.

REAR GARDEN

Commencing with paved patio seating area. Remainder being mainly laid to lawn. Decked seating area. Fencing to boundaries. Flower beds. External tap and external power point. decking area, timber bar with power and light, southerly facing, Gate leading to:

DETACHED GARAGE

Up and over door.

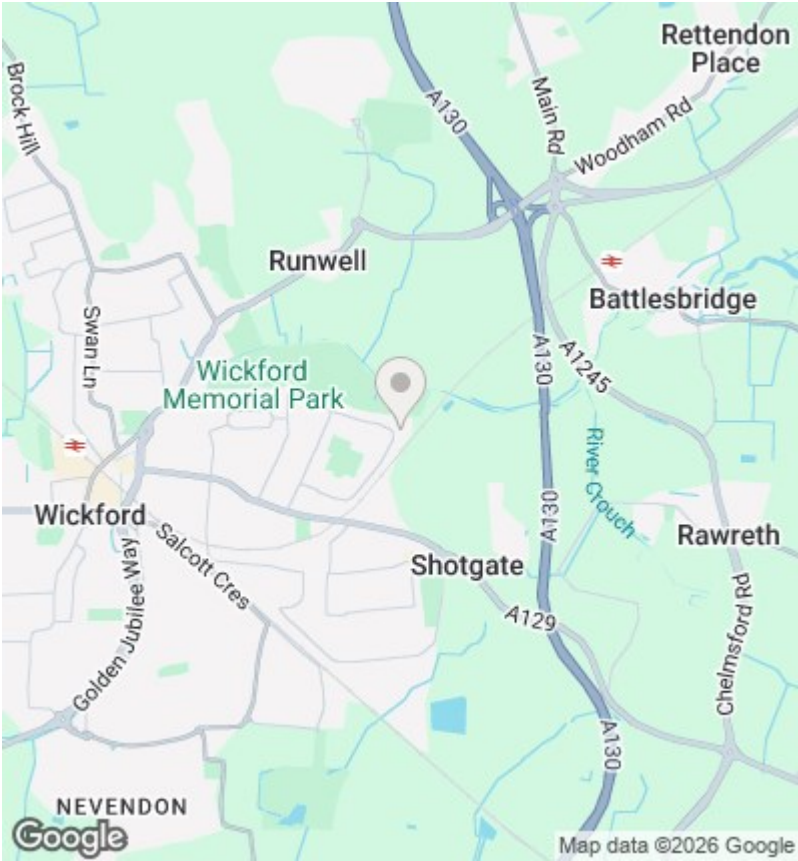
DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.

AGENTS NOTE

We have been advised by sellers that the solar panels are owned outright. For more information we advise you to go via the solicitors.





EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	