



Kingley Close, Wickford

£425,000

- Games Room 12'4 x 7'4
- Kitchen/Diner 17'10 x 8'10
- Refitted Bathroom
- Driveway To Front
- Living Room 18'8 x 13'8
- 3 First Floor Bedrooms
- Garden to Rear

Situated in a popular location off the London Road side of Wickford within easy access of farmland and town centre with mainline station is this 3 bedroom semi-detached property benefitting from accommodation including living room 18'8 x 13'8, kitchen/diner 17'10 x 8'10, games room 12'4 x 7'4, 3 first floor bedrooms and refitted bathroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, integral garage and driveway to front providing ample off street parking.



Council Tax Band: D



Double Glazed door to
ENTRANCE HALL
Radiator, laminate finish
to floor

GAMES ROOM
12'1 x 7'3
Double glazed window to
rear. Laminate finish to
floor.

LIVING ROOM
18'7 x 13'4
Double glazed window to
side. Radiator. Fireplace.
Laminate finish to floor.

KITCHEN/DINER
17'8 x 9'1
Double glazed window
and double glazed French
doors to rear garden.
Range of refitted base and
wall mounted units
providing drawer and
cupboard space with
Quartz work tops
incorporating breakfast
bar. Built in oven,
microwave, hob and
extractor fan above.
Integrated dishwasher and
washing machine. Space
for fridge freezer. Tiling
to floor. Storage
cupboard. Upright
radiator.

FIRST FLOOR LANDING
Double glazed window to
side. Access to loft which
we understand is majority
boarded with combi
boiler.

BEDROOM
12'3 x 12'1
Double glazed window to
front. Radiator.

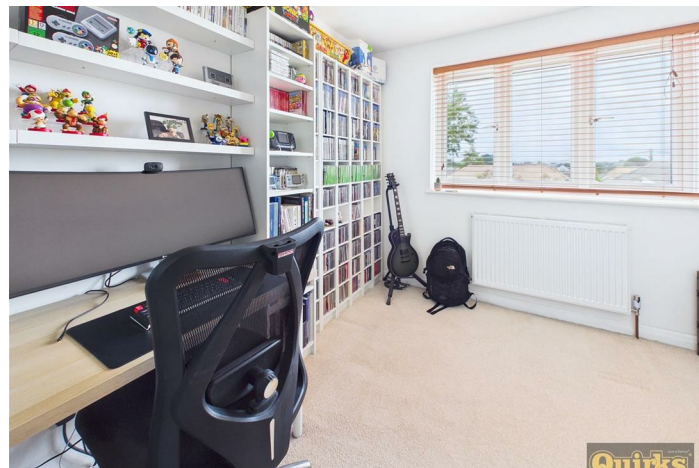
BEDROOM
13'4 x 8'11
Double glazed window to
rear. Radiator.

BEDROOM
10'7 x 9'4
Double glazed window to
rear. Radiator. Built in
storage cupboard.

REFITTED BATHROOM
9'2 x 5'11
Double glazed opaque
window to front. Refitted
suite comprising of low
level WC with bidet
douche, vanity wash hand
basin and footed bath
with shower and screen.
Extensive tiled surround.
Radiator/rail.

REAR GARDEN
Commencing with
extensive decking to
immediate rear with
remainder laid to artificial
lawn with flower and
shrub borders. Fencing to
side and rear boundaries.
Outside tap. Path and gate
to side.

DRIVEWAY TO FRONT
The property benefits
from driveway to front
providing ample off street
parking.



INTEGRAL GARAGE

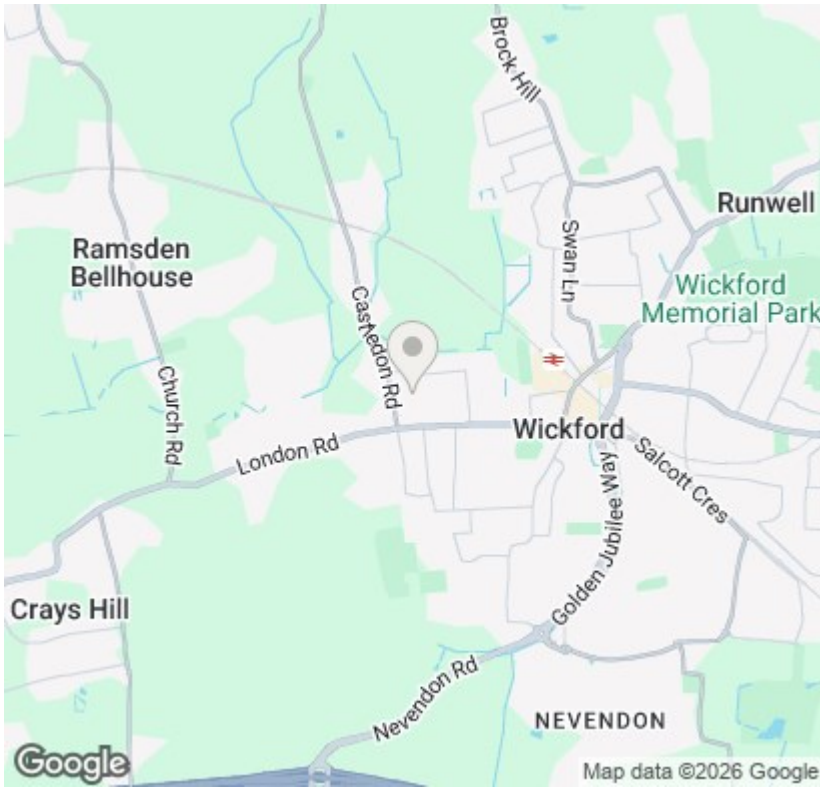
Electric up and over door to front. Power and light connected.

DISCLAIMER


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

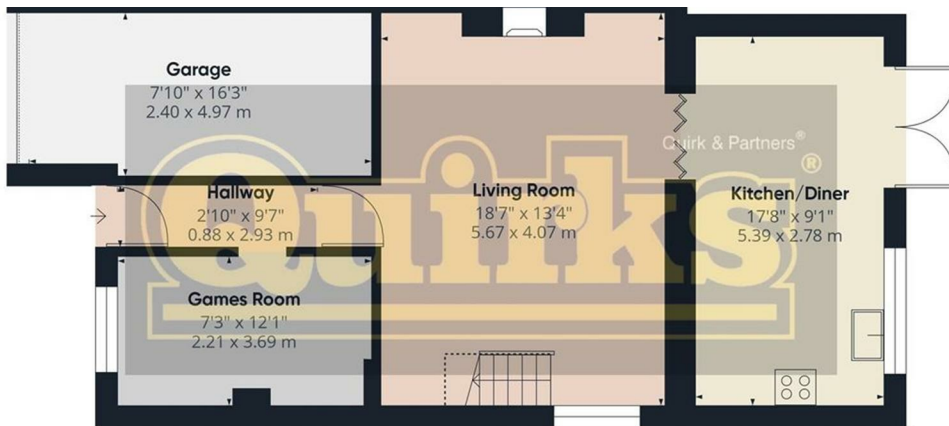






EPC Rating:

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



Floor 0

