



Tamworth Drive, Wickford

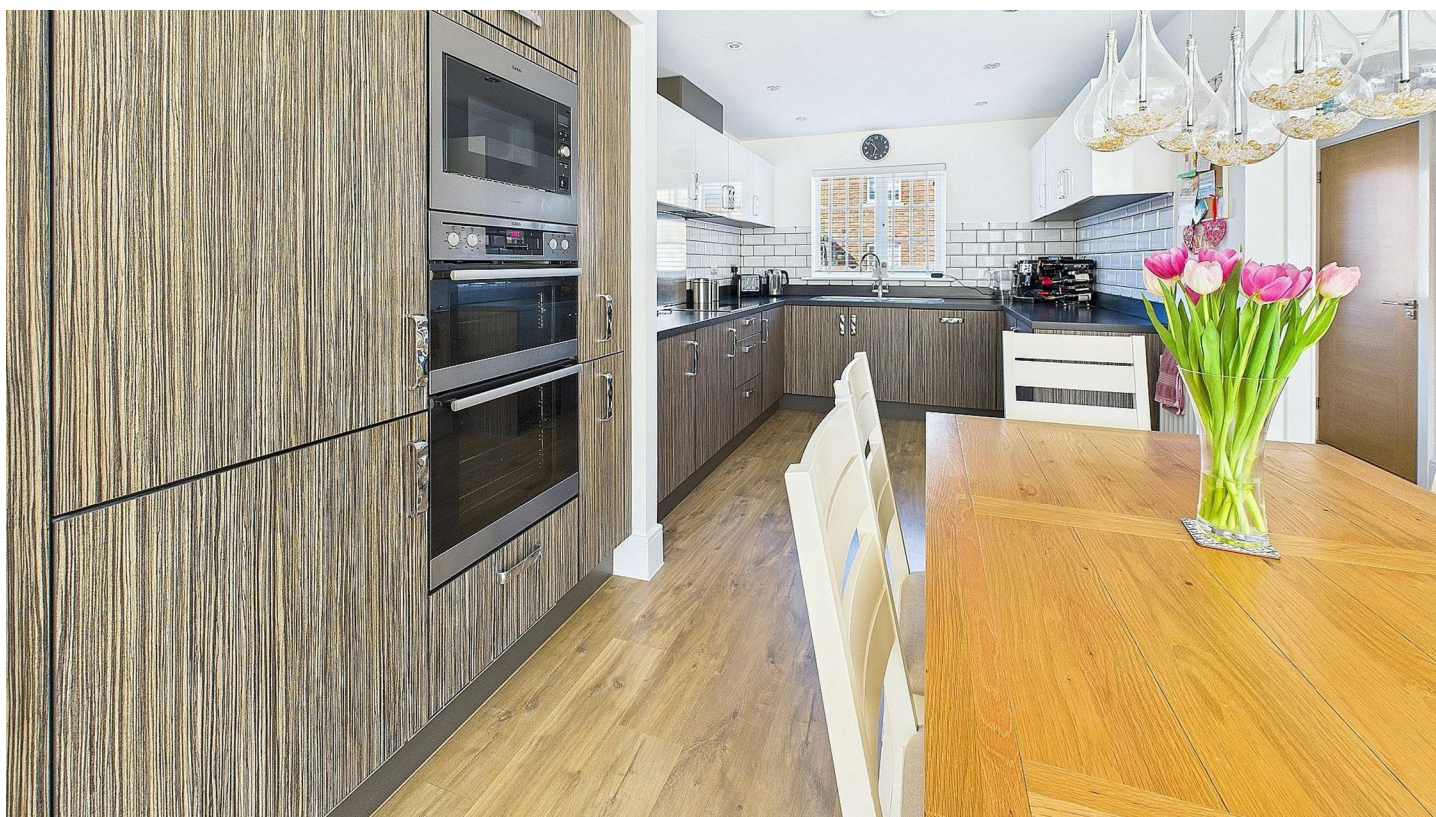
£500,000

- Lounge Area 21'2 x 17'2
- Ground Floor Cloakroom
- En-suite & Bathroom
- Garage & Driveway
- Kitchen Area 10'2 x 9'1
- 4 First Floor Bedrooms
- Garden to Rear

4 BEDROOM LINK-DETACHED. GARAGE & OWN DRIVEWAY. OPEN PLAN LOUNGE/KITCHEN/DINER. EN-SUITE & CLOAKROOM. Situated close to Wickford's mainline station and set within easy access of town centre is this 4 bedroom link-detached property benefitting from accommodation including open plan lounge/kitchen/diner 29'5 x 21'2, ground floor cloakroom, 4 first floor bedrooms, en-suite shower room and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), garden to rear, garage and own driveway. The property also includes solar panels to heat the water.



Council Tax Band: E



Double glazed door to:

ENTRANCE HALL

8' x 4'4

Radiator (untested).

Laminate finish to floor.

Storage cupboard housing water tank.

GROUND FLOOR

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Radiator (untested). Part tiling to walls. Laminate finish to floor. Extractor fan (untested).

OPEN PLAN

LOUNGE/KITCHEN/DINER

29'5 x 21'2

LOUNGE AREA

21'2 x 17'2

Double glazed window to front. Double glazed Bi-folding doors to rear garden. Storage cupboard. Vertical radiator (untested).

KITCHEN

10'2 x 9'1

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. Integrated dishwasher, washing machine and fridge freezer (all

appliances untested). Built in double oven, hob, microwave with extractor above (all untested). Laminate finish to floor. Spotlights to ceiling. Tiling to splashback.

FIRST FLOOR LANDING

13'6 x 6'6

Double glazed window to side. Storage cupboard housing boiler (untested). Radiator (untested).

BEDROOM ONE

11'4 x 10'5

Double glazed window to front. Radiator (untested). Access to loft.

EN-SUITE

Suite comprising of low level WC, wash hand basin and shower cubicle. Part tiling to walls. Tiling to floor. Extractor fan (untested). Storage cupboard. Heated towel rail (untested). Spotlights to ceiling.

BEDROOM TWO

10'8 x 10'4

Double glazed window to rear. Radiator (untested).

BEDROOM THREE

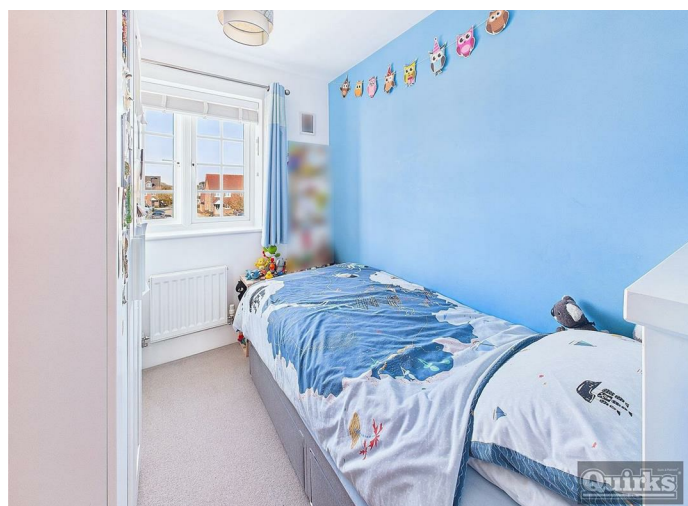
8'2 x 7'4

Double glazed window to rear. Radiator (untested).

BEDROOM FOUR

7'11 x 6'6

Double glazed window to front. Radiator (untested).



BATHROOM

Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Heated towel rail (untested). Part tiling to walls. Tiling to floor. Extractor fan (untested). Spotlights to ceiling.

GARDEN TO REAR

The property benefits from larger than average garden to rear commencing with paved patio to immediate rear with remainder laid to lawn. Decking area. Fencing to boundaries. Shed. External tap, socket and lighting (untested). Gate to side.

GARAGE

22'3 x 9'8

Up and over door to front. Door to rear. Power and light connected (untested).

OWN DRIVEWAY

The property benefits from own driveway providing off street parking.

AGENTS NOTE

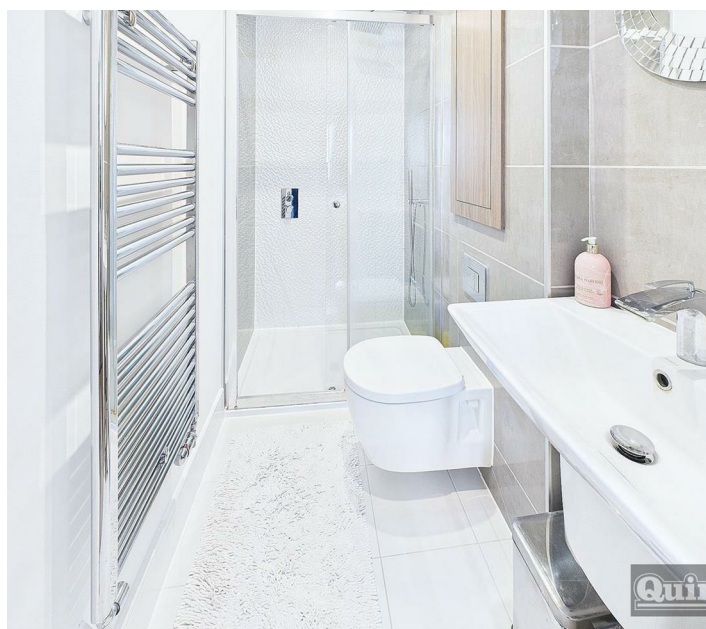
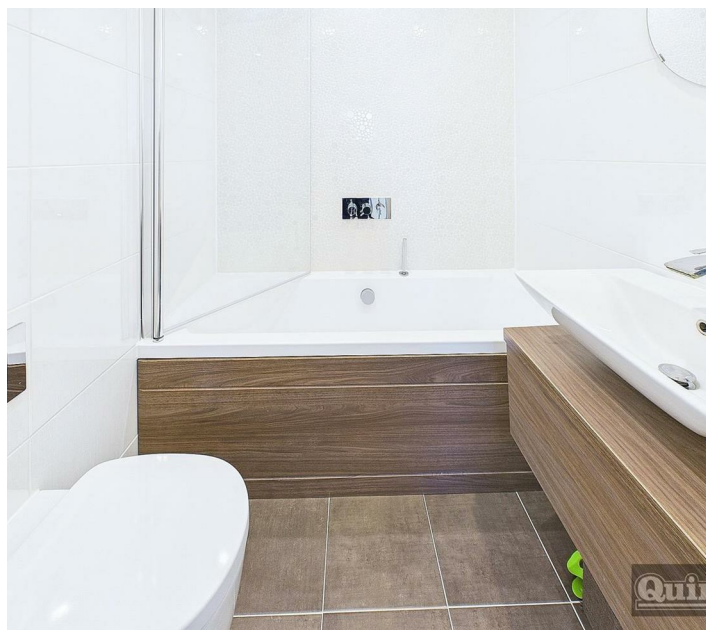
The property has solar panels to heat the water.

There is an annual Estate Charge of Approx £169.09

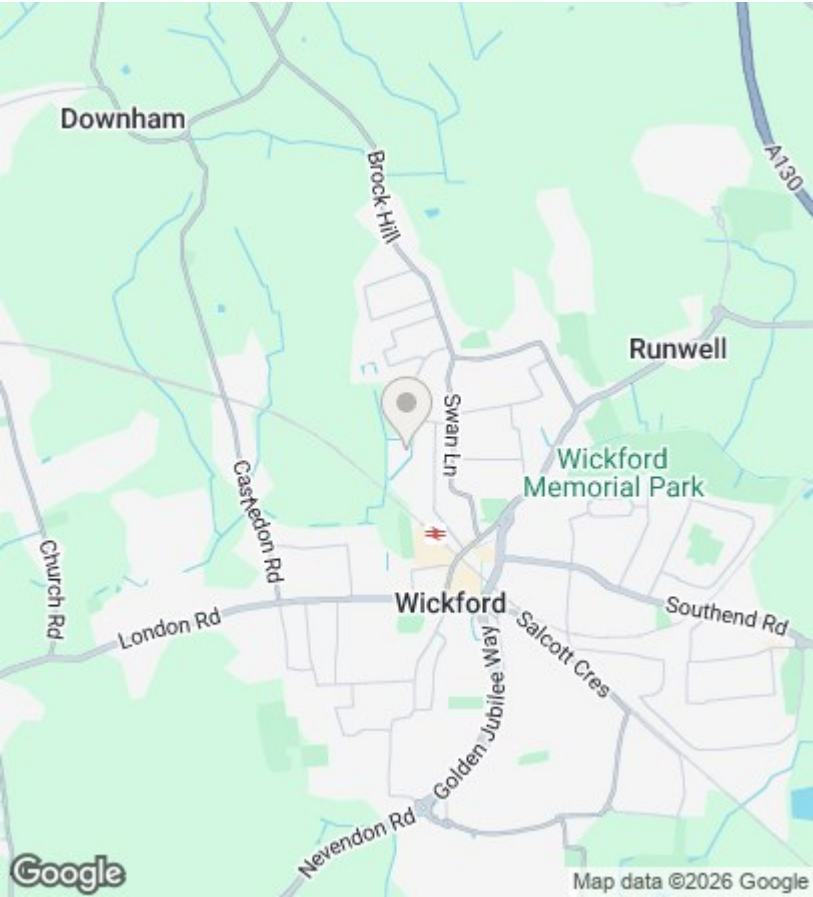
Parking permits - £36.85 per annum - £1.62 per day for visitors

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.

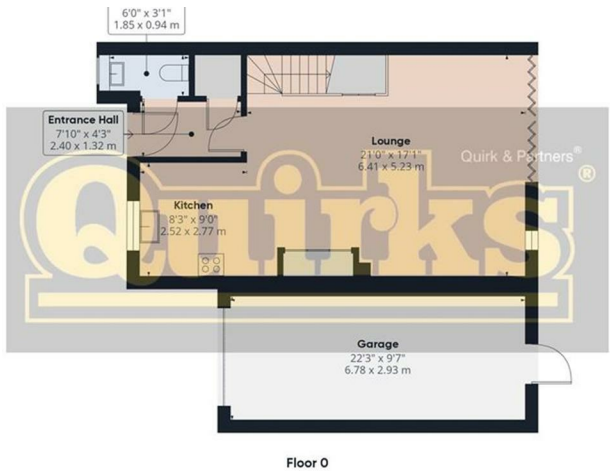






EPC Rating:

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



Approximate total area[®]
1138.6 ft²
105.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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