



## Kingley Close, Wickford

£315,000

- MODERNISATION REQUIRED THROUGHOUT
- LOUNGE 16'3 x 14'10
- BATHROOM & CONSERVATORY
- INTEGRAL GARAGE AND LARGE GARDEN TO REAR
- VIEWING EVENT SAT 18th MAY FROM 10am
- CLOSE TO TOWN AND STATION
- 3 SECOND FLOOR DOUBLE BEDROOMS
- STUDY/BEDROOM 4 9'10 x 8'8
- CORPORATE SALE-NO ONWARD CHAIN

3/4 BED TERRACED HOUSE REQUIRING COMPLETE REFURBISHMENT INCLUDING KITCHEN AND BATHROOM. OFFERED WITH NO ONWARD CHAIN. GARAGE AND GARDEN. LIVING ROOM 16'3 x 14'10. DINING ROOM 9'10 x 7'. KITCHEN 9'10 x 8'10. CONSERVATORY. Situated in an established area within easy access of school, station and open countryside is this exceptionally spacious 3/4 bedroom terraced house. The property requires complete refurbishment through out and is offered with no onward chain. Applicants are advised this a corporate sale and is only available to proceedable applicants. The property does benefit from integral garage and garden to rear and accommodation including 16'3 Lounge, 9'10 Dining Room, Conservatory and 9'10 Kitchen. VIEWING IS STRICTLY BY PRIOR APPOINTMENT.



Council Tax Band: C



Double glazed opaque door to:

#### ENTRANCE PORCH

Double glazed opaque door and double glazed opaque panelling to:

#### ENTRANCE HALL

Radiator (untested).  
Under stairs cupboard.

#### KITCHEN

9'10 x 8'10

Double glazed window and double glazed door to rear. Needs refitting.

#### DINING ROOM

9'10 x 7'

Double glazed opaque window and door to rear garden.

#### CONSERVATORY

#### FIRST FLOOR LANDING

#### BATHROOM

Double glazed opaque window to rear. Low level WC, wash hand basin and panel enclosed bath unit (needs replacing).

#### BEDROOM 4/STUDY

9'10 x 8'8

Double glazed window to rear. Radiator (untested).

#### LOUNGE

16'3 x 14'10

Double glazed window to front. Two radiators (untested). Gas fire (untested).

#### SECOND FLOOR LANDING

#### BEDROOM

10' x 8'

Double glazed window to rear. Radiator (untested).

#### BEDROOM

14'8 x 8

Double glazed window to rear. Radiator (untested).

#### BEDROOM

11'6 x 10'10

Double glazed window to rear. Radiator (untested).

#### INTEGRAL GARAGE

#### REAR GARDEN

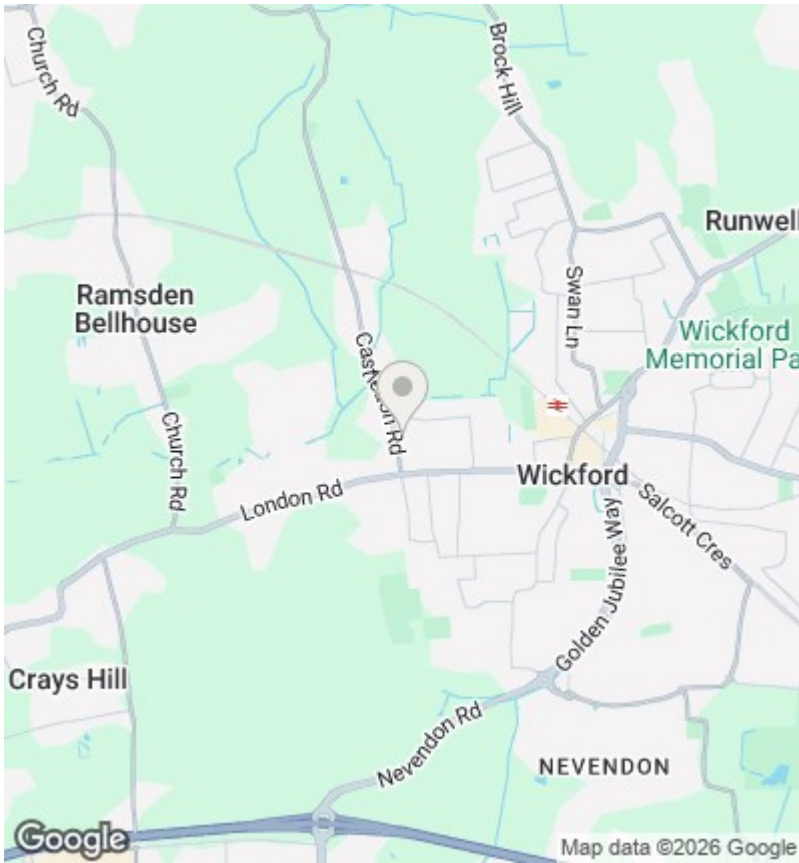
Paved to immediate rear. Fencing to boundaries.

#### MODERNISATION

#### REQUIRED THROUGHOUT

The property requires modernisation throughout the property.





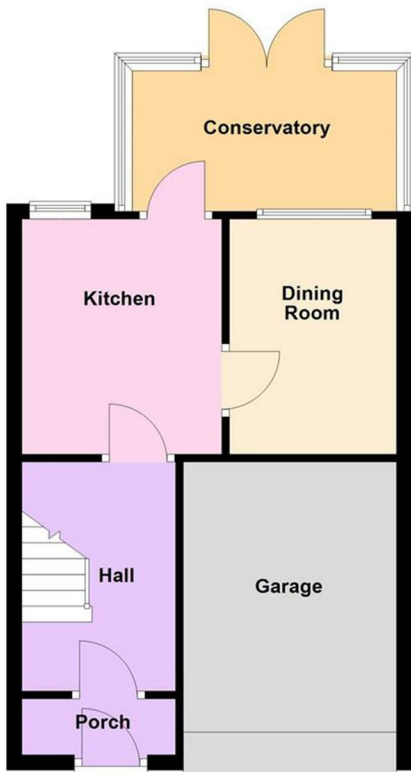
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

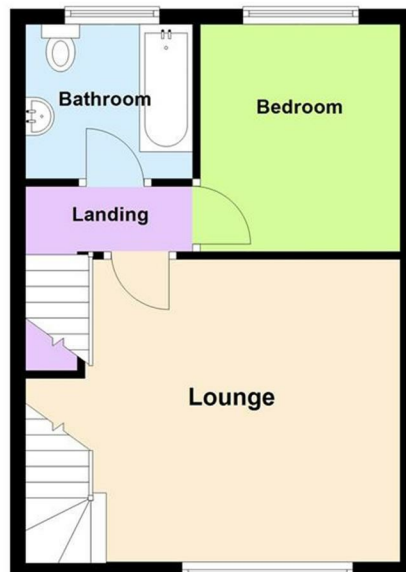
### Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



### Second Floor

Approx. 35.0 sq. metres (376.7 sq. feet)

