



Burne Avenue, Wickford

£440,000

- Lounge/Diner 23'10 x 15'
- Utility Room 9'6 x 7'10
- Bathroom
- Garage & Driveway
- Kitchen 9'6 x 8'4
- 3 First Floor Bedrooms
- Garden to Rear

3 BEDROOM LINK-DETACHED. GARAGE & DRIVEWAY. 23'10 LOUNGE/DINER. 9'6 KITCHEN. 9'6 UTILITY ROOM. Situated in a popular and established location on the London Road side of Wickford close to local park, schools and easy access of station is this 3 bedroom link-detached property benefitting from accommodation including lounge/diner 23'10 x 15', kitchen 9'6 x 8'4, utility room 9'6 x 7'10, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant garden to rear, garage and driveway to front providing off street parking. EPC Rating E.



Council Tax Band:



Double glazed door to:

ENTRANCE PORCH

Double glazed panelling to front. Double glazed double doors to:

ENTRANCE HALL

Upright radiator (untested). Laminate finish to floor.

LOUNGE/DINER

23'10 x 15'

Double glazed half bay window with shutters to front.. Double glazed Bi-folding doors to rear garden. 2 upright radiators (untested). Fireplace. Coved ceiling.

KITCHEN

9'6 x 7'10

Double glazed window to rear. 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. Built in oven, hob and extractor fan above (all untested). Door to:

UTILITY ROOM

9'6 x 7'10

Double glazed window and double glazed door to rear. Space and provision for washing machine, tumble dryer and fridge freezer. Internal door to garage.

FIRST FLOOR LANDING

BEDROOM ONE

12'6 x 11'

Double glazed window to front. Two radiators (untested). Fitted wardrobe cupboards.

BEDROOM TWO

11'10 x 8'10

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards and matching drawer units with LED lights to wardrobes.

BEDROOM THREE

9' x 6'10

Double glazed window to front. Upright radiator (untested).

REAR GARDEN

Commencing with porcelain tiled patio to immediate rear with small grass area. Gravelled seating area. Water feature. LED lighting.

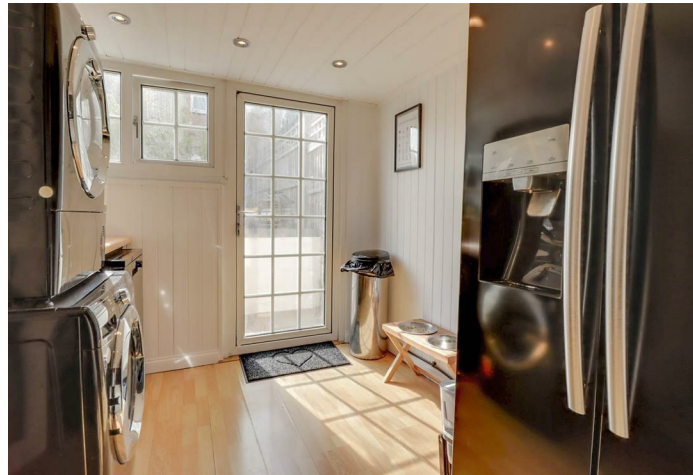
GARAGE

16'10 x 8'2

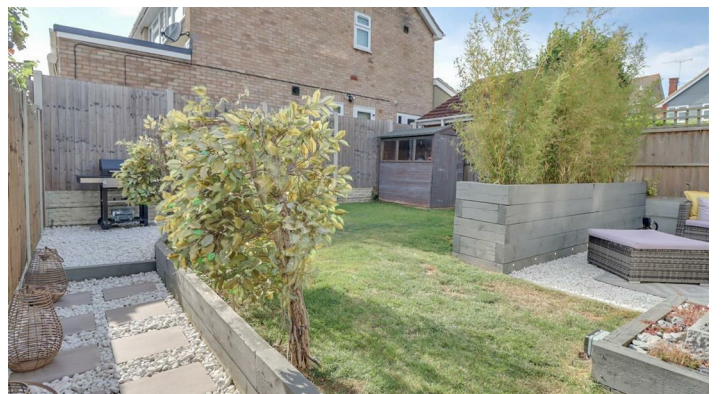
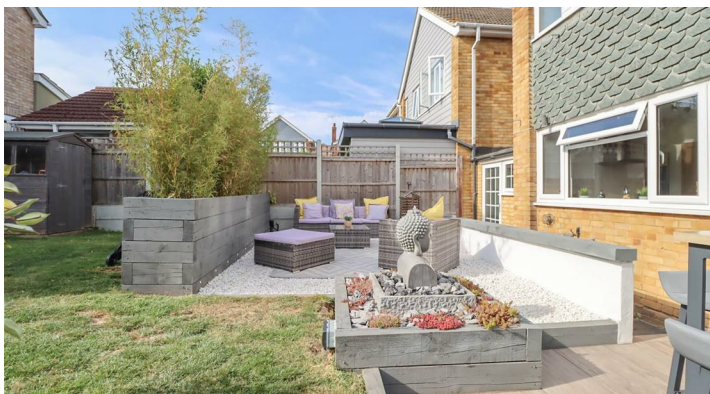
Up and over door to front. Power, light and water connected (untested).

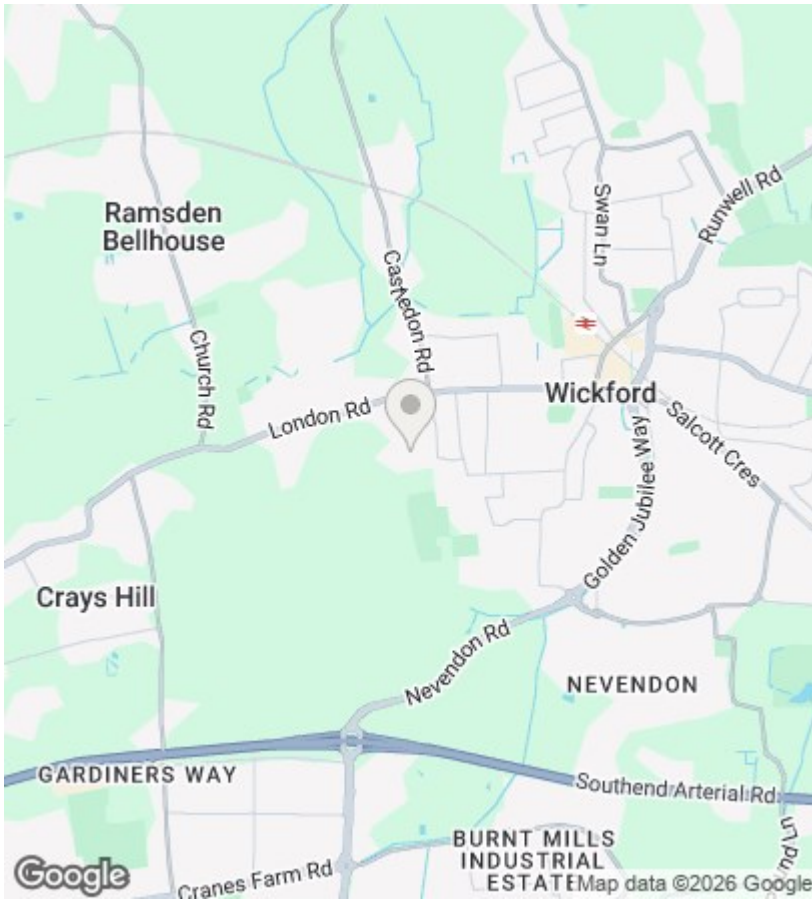
DRIVEWAY

The property benefits from driveway providing off street parking.





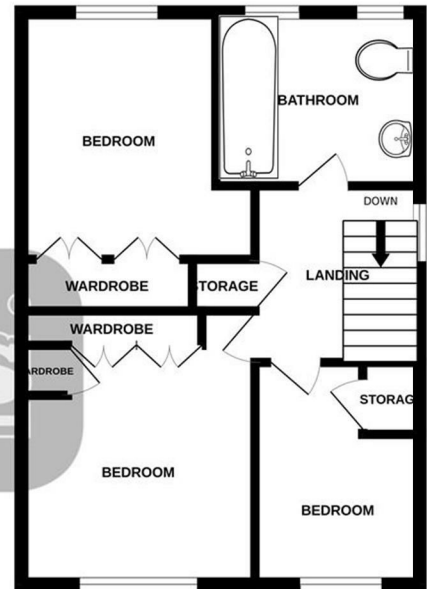
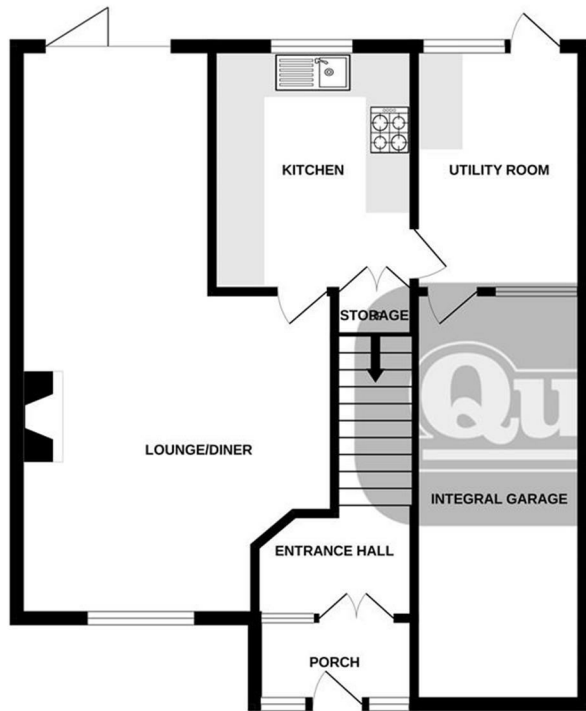




EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(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	



This floor plan is for illustrated purposes only. All representations including measurements, doors.