



Woodfield, Wickford

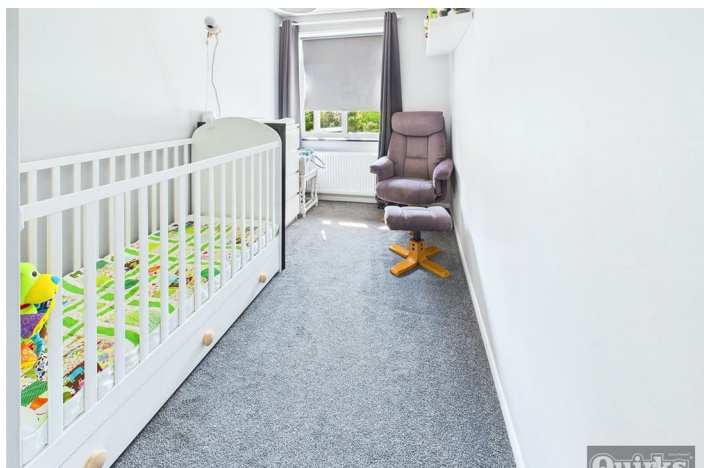
£350,000

- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- QUIET WALKWAY LOCATION
- REAR GARDEN
- COUNCIL TAX - C - BASILDON
- DOUBLE GLAZED
- PARKING TO REAR
- CLOSE TO AMANETIES AND HIGH STREET
- MODERN KITCHEN AND BATHROOM
- EPC - D

A THREE BEDROOM SEMI DETACHED HOUSE located on a quiet walkway, yet being within easy access of the TOWN CENTRE and local amenities including SCHOOLS and local SHOPS. With a good SIZED FRONT and REAR GARDENS and having been maintained to a good standard by the current owners we would recommend an early inspection to avoid disappointment



Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to hall, further door to Lounge/Diner

LOUNGE/DINER

27'3 x 10'3 max

Double glazed window to front and double glazed French doors to garden, radiator, stairs to first floor, wood effect laminate floorcovering, door to kitchen

KITCHEN

12'3 x 7'5

Double glazed door to side, double glazed window to rear, modern units to ground and eye level incorporating complimentary roll edged working surfaces, inset sink unit with mixer taps, fitted oven and hob with cooker hood over, tiling to floor, space and plumbing for washing machine,

LANDING

Access loft and accomodation

BEDROOM ONE

15'1 x 8'11

Double glazed window to front, radiator, fitted wardrobe

BEDROOM TWO

12'4 x 6'9

Double glazed window to front, radiator, fitted cupboard

BEDROOM THREE

9'9 7'10

Double glazed window to rear, radiator, built in storage

BATHROOM

Double glazed window to rear, pannelled bath, concealed flush wc and wash hand basin inset to vanity unit, radiator

FRONT GARDEN

Tree, lawn and path to front door side gate to garden

REAR GARDEN

Crazy paved patio area, lawn area, side storage area, rear vehicle gates to bring car in off the road

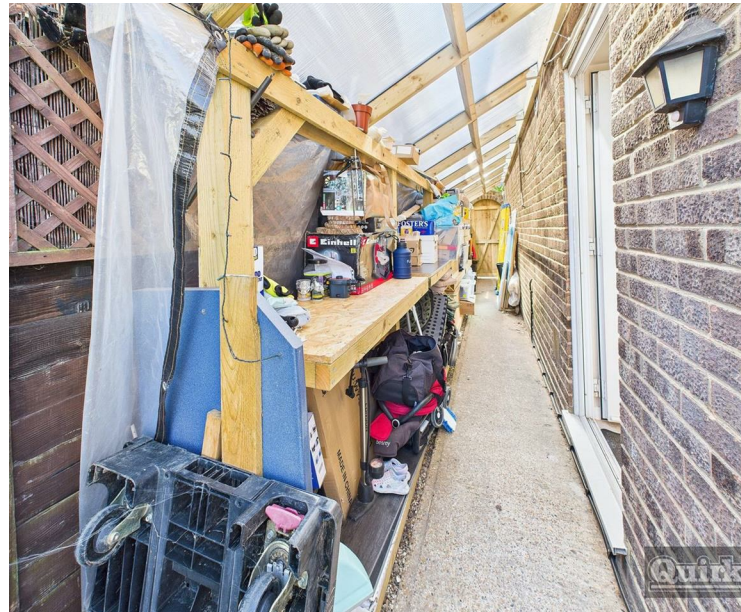
DISCLAIMER

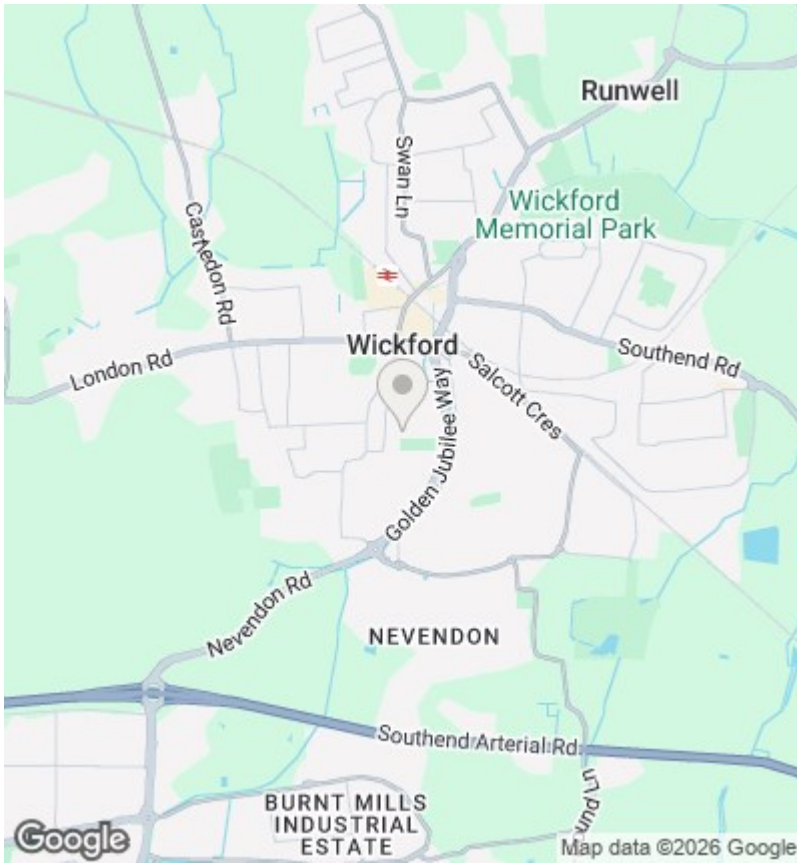
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details..

Interested applicants are advised to make there own enquiries about the functionality of any installation.

AGENTS NOTE

The office pictured in the garden does not form part of the sale

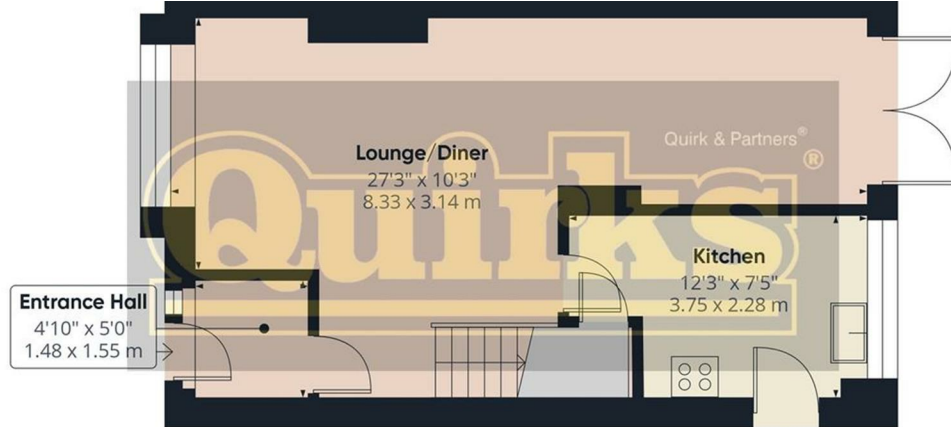




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0

