



Nevendon Road, Wickford

Offers Over £400,000

- Living Room 15'10 x 15'
- Kitchen 12'4 x 7'
- 3 First Floor Bedrooms
- Large Rear Garden
- Dining Room 11' x 8'6"
- Conservatory 14'8 x 7'6"
- Shower Room
- Attached Garage & Driveway.

3 BEDROOM DETACHED. LARGE 80' REAR GARDEN. ATTACHED GARAGE & DRIVEWAY 15'10 LIVING ROOM. 11' DINING ROOM. 14'8 CONSERVATORY. NO ONWARD CHAIN. Situated on the Nevendon Road side of Wickford within easy access of local shops, schools and A127 is this 3 bedroom detached property benefitting from accommodation including living room 15'10 x 15', dining room 11' x 8'6, kitchen 12'4 x 7', conservatory 14'8 x 7'6, 3 first floor bedrooms, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, large 80' garden to rear, attached garage and driveway to front providing off street parking. No onward chain.



Council Tax Band: D



Double glazed door and double glazed panelling to:

ENTRANCE PORCH

Tiling to floor. Part glazed door to:

ENTRANCE HALL

15' x 6'
Radiator. Coved ceiling. Under stairs storage cupboard.

CLOAKROOM

Suite comprising of low level WC and wash hand basin.

LIVING ROOM

15'10 x 15'
Double glazed half bay window to front.
Radiator. Fireplace.
Coved ceiling.

DINING ROOM

11' x 8'6"
Double glazed window to side. Radiator. Double glazed Bi-folding doors to:

KITCHEN

12'4 x 7'6"
Two double glazed windows 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. Integrated dishwasher. Built in oven 5 ring hob. Space for washing

machine and fridge freezer. Tiling to floor and surround.

CONSERVATORY

14'8 x 7'6"
Double glazed windows to rear and sides. Double glazed French doors to rear garden. Radiator. Tiling to floor.

FIRST FLOOR LANDING

Access to loft.

BEDROOM

11'2 x 9'4"
Double glazed Skylight to side. Radiator. Fitted wardrobe cupboards.

BEDROOM

11' x 9'8"
Double glazed window to front. Radiator. Mirror fronted fitted wardrobe cupboards with updated gas fired boiler.

BEDROOM

10'5 x 8'6"
Double glazed window to rear. Radiator.

SHOWER ROOM

9'4 x 7'2"
Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Access to eaves storage cupboard.

LARGE REAR GARDEN

80'
Commencing with block



paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries.

GARDEN ROOM/STUDIO

14'6 x 7'

Power and light connected.

WORKSHOP TO REAR

11'2

Power and light connected. Door to rear garden.

ATTACHED GARAGE

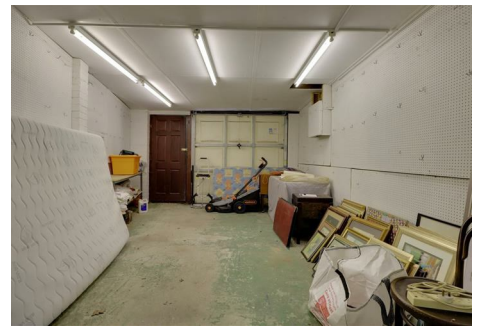
16' x 12'4

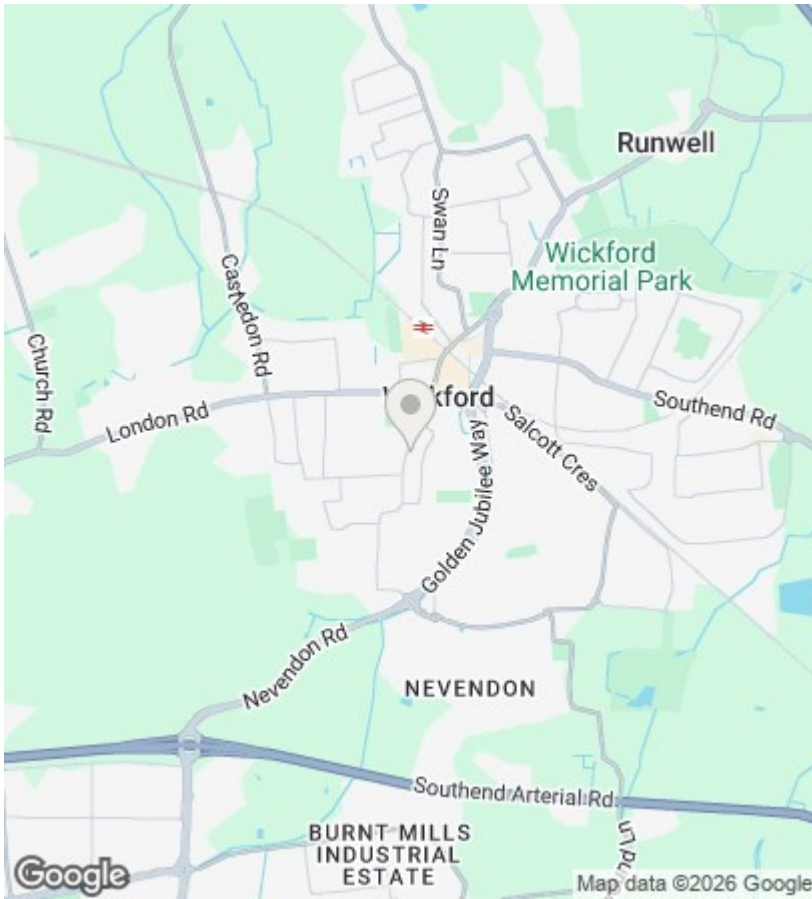
Up and over door to front with additional driveway to front providing off street parking.

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.



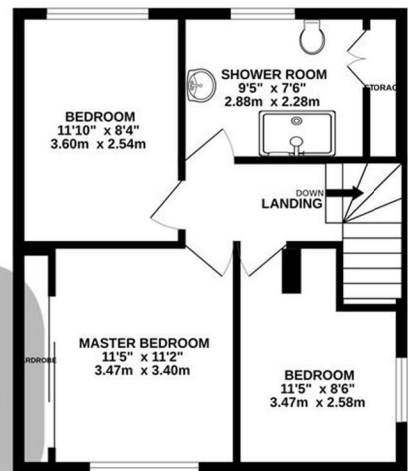
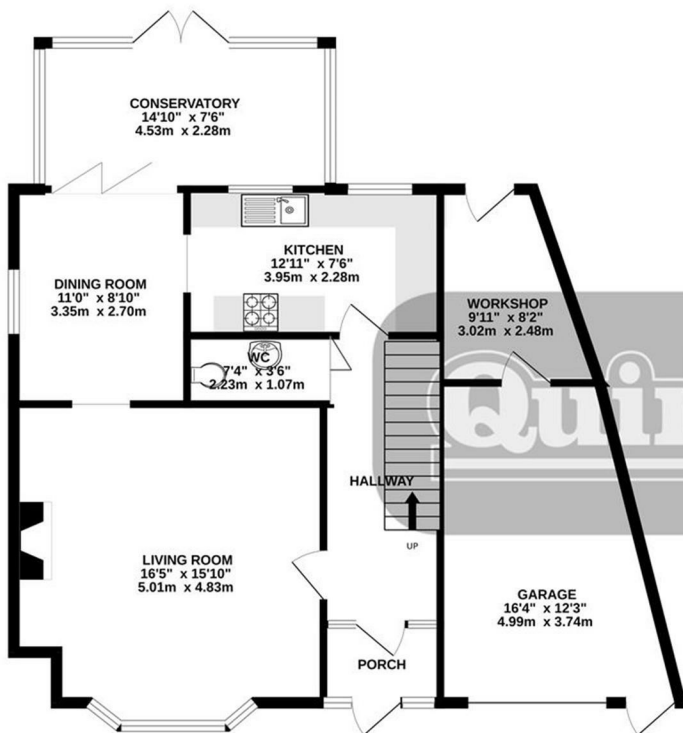




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(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 illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space