



Elder Avenue, Wickford

£475,000

- Lounge 17'5 x 11'3
- Kitchen 14'10 x 7'10
- Shower Room & En-suite
- Integral Garage
- Dining Room 19' x 8'10
- 4 First Floor Bedrooms
- Approx. 110ft Garden to Rear with Cabin
- Driveway to Front

4 BEDROOM SEMI-DETACHED. APPROX. 110FT GARDEN TO REAR WITH CABIN. DRIVEWAY TO FRONT. 17'5 LOUNGE. 14'10 KITCHEN. Located on the Nevendon Road side of Wickford close to town centre and mainline station is this 4 bedroom semi-detached property benefitting from accommodation including lounge 17'5 x 11'3, dining room 19' x 8'10, kitchen 14'10 x 7'10, 4 first floor bedrooms, family bathroom, en-suite and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) large garden to rear with cabin, driveway to front providing off street parking and garage. Basildon Council Band D. EPC Rating TBC.

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Council Tax Band: D



ENTRANCE PORCH

Double glazed sliding doors.

Double glazed French doors to:

ENTRANCE HALL

11'11 x 11'3

Under stairs cupboard.
Radiator (untested).
Laminate finish to floor.

GROUND FLOOR

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Part tiling to walls. Heated towel rail (untested). Tiling to floor. Opaque double glazed window to side.

LOUNGE

17'5 x 11'3

Laminate finish to floor.
Radiator (untested).
Electric fire (untested).
Flat plastered ceiling.

DINING ROOM

19' x 8'10

Two double glazed skylights to rear. Double glazed window to rear. Double glazed French doors to rear garden. Laminate finish to floor. Two radiators (untested).

KITCHEN

14'10 x 7'10

Double glazed window to side. Range of base and wall mounted units providing drawer and

cupboard space with Granite work top surface extending to incorporating inset sink unit with cupboard beneath. Space for range style cooker and fridge freezer. Integrated washing machine and dishwasher (appliances untested). Tiling to floor with under floor heating (untested). Spotlights to ceiling.

FIRST FLOOR LANDING

Access to loft which we understand is part boarded with ladder.

BEDROOM ONE

12' x 11'5

Double glazed window to rear. Radiator (untested).

EN-SUITE

Suite comprising of low level Saniflow WC, vanity wash hand basin and panel enclosed bath unit. Part tiling to walls. Extractor fan above (untested). Underfloor heating (untested).

BEDROOM TWO

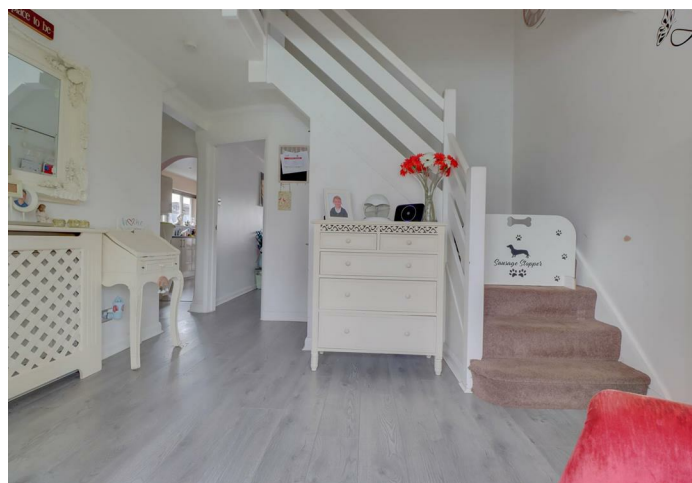
14'10 x 7'10

Double glazed window to rear. Radiator (untested).

BEDROOM THREE

9'6 x 8'

Double glazed window to front. Radiator (untested).



BEDROOM FOUR

11'3 x 6'6

Double glazed window to front. Radiator (untested).

SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiling to floor. Extractor fan (untested).

REAR GARDEN

Commencing with both decking and patio seating areas with the remainder laid to lawn. Play area. Fencing to boundaries. Gate to side.

CABIN

15'5 x 9'3

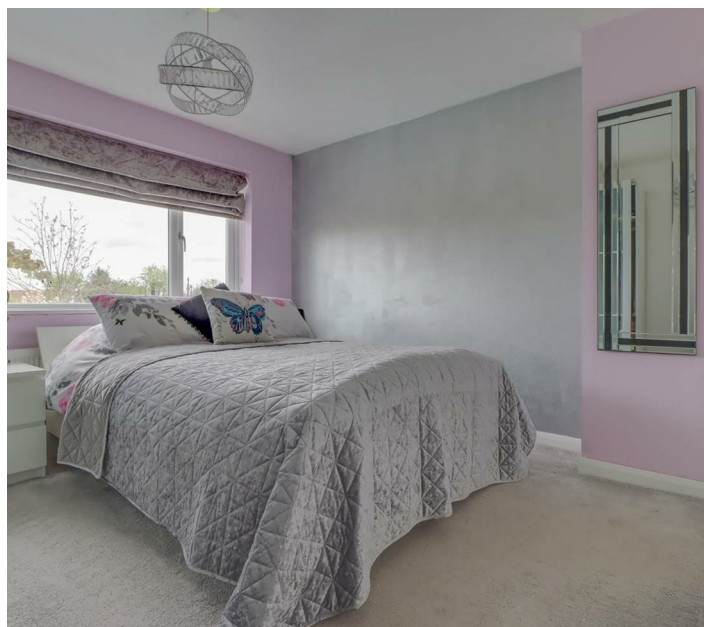
Insulated with power and light connected (untested). Patio and decking seating areas with BBQ to remain.

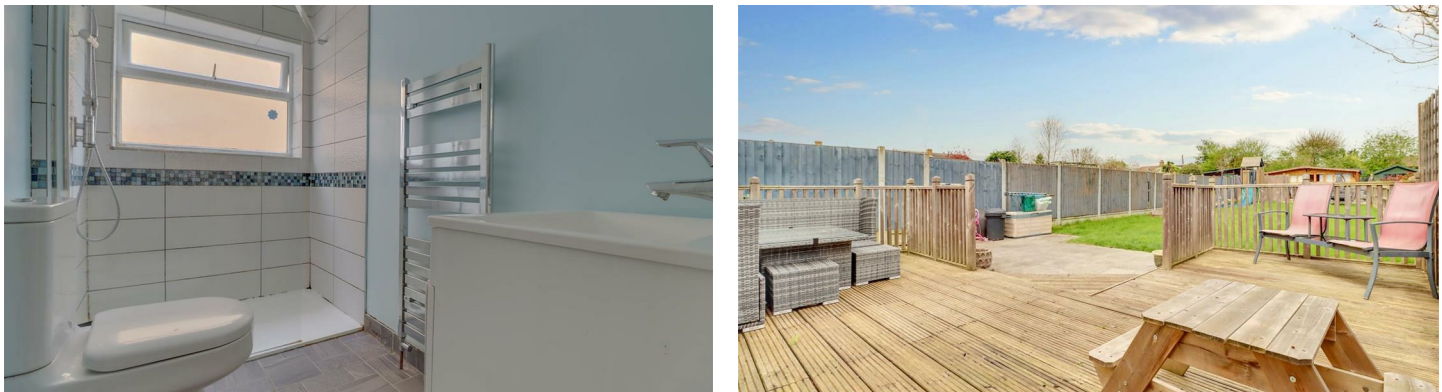
INTEGRAL GARAGE

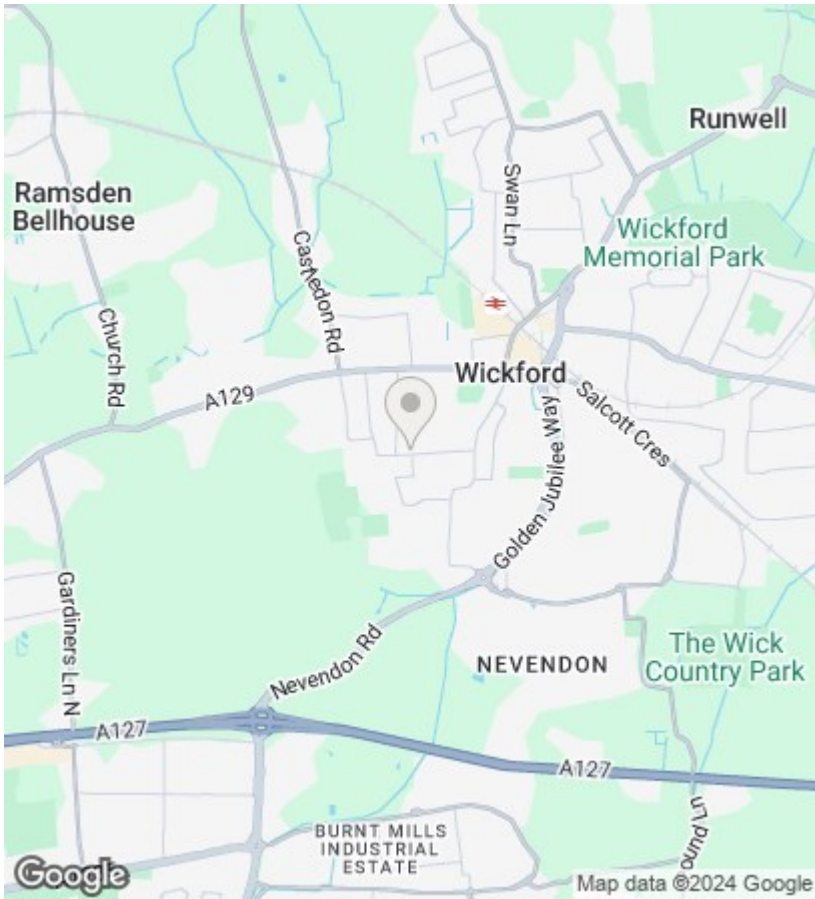
Up and over door to front.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.







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	

