



Southend Road, Wickford

£550,000

- CONSTRUCTED IN 1916
- GARAGE
- SEMI DETACHED THREE BEDROOM
- CLOSE TO SCHOOL
- EPC - E
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- ORIGINAL FEATURES
- WALKING DISTANCE TO HIGH STREET AND STATION
- COUNCIL TAX - BASILDON - E

A truly unique opportunity to buy a piece of WICKFORD HISTORY! This property on a GOOD SIZED PLOT was constructed during the GREAT WAR in 1916 by German prisoners of war. The pair of houses as seen today was built as one detached residence and then split into two in 1918. The property retains some original features including some STAINED GLASS WINDOWS, HIGH CEILINGS and some amazing WOODWORK particularly upstairs. With THREE BEDROOMS and modern features such as GAS CENTRAL HEATING some DOUBLE GLAZING we would urge interested applicants to view to avoid disappointment.



Council Tax Band: E



ENTRANCE HALL

Part glazed street door to Hall, Hall has base of stairs to first floor and doors to accommodation, radiator

GROUND FLOOR BEDROOM

10'5 x 9'6

Window to front, radiator

DINING ROOM

11'5 x 9'6

Window to front, stained floorboards, radiator, feature fireplace

LOUNGE

17'5 x 11'5

Window in square bay to rear, feature fire surround, stained glass windows, radiator, beams to high ceiling, radiator

KITCHEN

10'7 x 9'6

Window to rear, modern kitchen units to ground and eye level incorporating complimentary roll edged work surfaces, space for various kitchen appliances, range cooker with hood over, serving hatch to dining room, tiled splash backs and tiled floor

SEPARATE WC

Window to rear, half tiled low flush wc, part tiled

BATHROOM

Window to front, suite comprising pannelled bath

with shower over, low flush wc and wash hand basin, tiled floor, tiled walls, radiator

FIRST FLOOR LANDING

access to accommodation, window to rear

BEDROOM ONE

21'2 x 12'5

Window to rear, radiator, wood effect floor covering, fitted wardrobes, feature wooden panneling

BEDROOM TWO

16'7 x 10'1

Window to front, wood effect floor covering, radiator, feature wood panneling

GARAGE

Up and over door, power and light

UTILITY

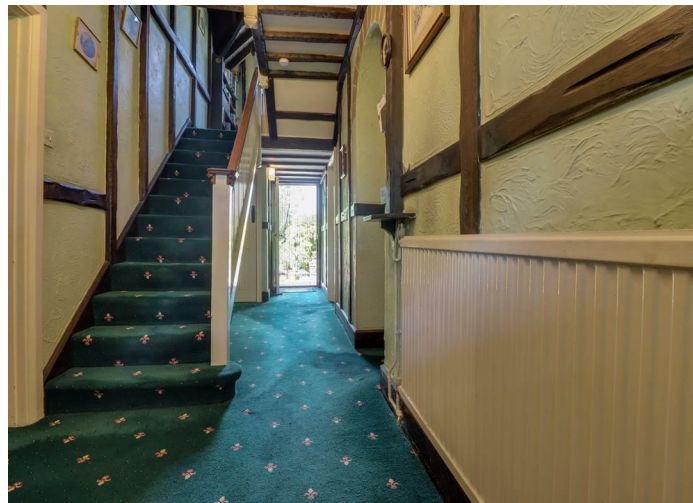
accessed from garden, power and light supplied as well as plumbing for appliances

FRONT GARDEN

Driveway leading to garage, mature flower and shrub beds with access through to rear garden, path to front door

REAR GARDEN

Patio to fore, mature flower and shrub borders fenced to all boundaries, side access to front,



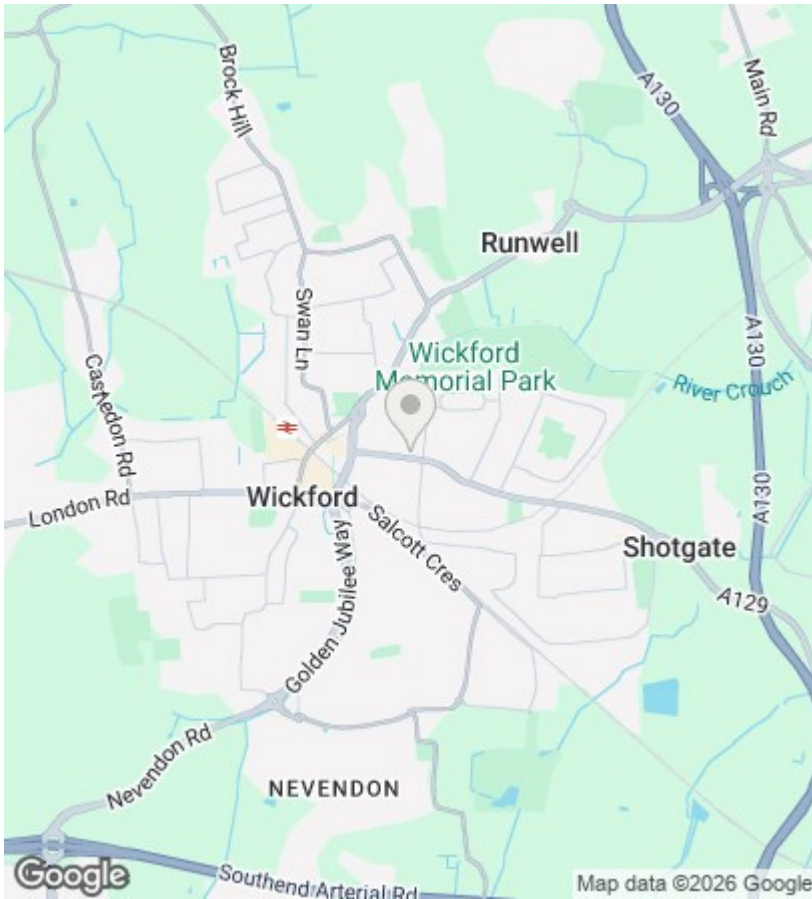
various mature flower beds and shrubs, air raid shelter, seating areas

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 their own enquiries about the functionality.







EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 