



Swallow Road, Wickford

£335,000

- Lounge 21'2 x 10'10
- 3 First Floor Bedrooms
- Garden to Rear
- No Onward Chain
- Kitchen/Diner 17'6 x 10'8
- Bathroom & Cloakroom
- Potential Off Street Parking to Rear
- Basildon Council Tax Band C

****OPEN HOME SATURDAY 28TH SEPTEMBER BETWEEN 11AM - 1PM** VIEWINGS BY APPOINTMENT ONLY** 3 BEDROOM END TERRACED. WESTERLY GARDEN TO REAR. POTENTIAL OFF STREET PARKING. 21'2 LOUNGE. 17'6 KITCHEN/DINER. Situated in on the Swan Lane area of Wickford is this 3 bedroom end terraced property benefitting from accommodation including lounge 21'2 x 10'10, kitchen/diner 17'6 x 10'8, 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) westerly garden to rear and potential off street parking. The property is offered with no onward chain.**



Council Tax Band: C



Double glazed opaque door to:

ENTRANCE HALL

Double glazed windows to front and side. Built in cloaks cupboard.

LOUNGE

21'2 x 10'10

Double glazed half bay window to front. Double glazed window to rear. Two radiators (untested).

KITCHEN/DINER

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. Space for washing machine, cooker and fridge freezer. Radiator (untested).

INNER HALL

Double glazed door to rear garden.

CLOAKROOM

Suite comprising of low level WC and wash hand basin.

FIRST FLOOR LANDING

Airing cupboard housing updated Baxi boiler (untested). Access to loft.

BEDROOM ONE

12'8 x 11

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

BEDROOM TWO

15'5 x 7'10

Double glazed window to front. Radiator (untested). Built in cupboard.

BEDROOM THREE

8'8 x 8'

Double glazed window to rear. Radiator (untested). Built in wardrobe cupboard.

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Extensive tiled to walls. Radiator (untested).

WESTERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to large lawn with flower and shrub borders. Fencing to boundaries. Two sheds. External tap (untested). Wide access to side. Double gates to rear off Carlton Road with possibly provision for off street parking.

AGENTS NOTE

Please note that the property is non standard construction but mortgageable by most lenders.





EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 47.5 sq. metres (511.2 sq. feet)

Ground Floor

Approx. 46.6 sq. metres (501.6 sq. feet)

