



## Woodberry Road, Wickford

Offers Over £425,000

- Kitchen/Breakfast Room 17'6 x 13'4
- Conservatory/Dining 11'6 x 9'7
- Refitted Bathroom & Cloakroom
- Study/Home Office 10'8 x 8'10
- Driveway to Front
- Living Room 17'4 x 10'1
- 3 First Floor Bedrooms
- Garden to Rear
- Detached Garage/Utility 9' x 8'2

3 BEDROOM SEMI-DETACHED. GARDEN TO REAR. STUDY/HOME OFFICE 10'8 X 8'10. DETACHED GARAGE/UTILITY. DRIVEWAY TO FRONT. Situated on the popular Shotgate area of Wickford set within easy access of local schools, shops, park A127 and A130 is this 3 bedroom semi-detached property benefitting from accommodation including refitted kitchen/breakfast room 17'6 x 13'4, living room 17'4 x 10'1, conservatory/dining 11'6 x 9'7, 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) attractive garden to rear, study/home office 10'8 x 8'10, detached garage/utility and driveway to front providing off street parking.



Council Tax Band: D



Double glazed opaque door and panelling to:

#### ENTRANCE HALL

Double glazed windows to front. Coved ceiling. Laminate finish to floor to:

#### KITCHEN/BREAKFAST ROOM

17'6 x 13'4

Double glazed window to front. Newly fitted base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset sink unit with cupboards beneath. Breakfast bar with Quartz tops and sides. Integrated dishwasher (untested). Recess for range style cooker with extractor fan above (untested) and fridge freezer. Coved ceiling with downlighters. Updated boiler (untested).

#### REAR PORCH

Double glazed door to rear garden.

#### CLOAKROOM

Double glazed opaque window to rear. Suite comprising of low level WC and wash hand basin. Radiator (untested).

#### LIVING ROOM

17'4 x 10'1

Double glazed window to front. Two radiators (untested). Coved ceiling. Fitted shelving and cupboards. Electric fire (untested). Double glazed French doors to:

#### CONSERVATORY/DINING

11'6 x 9'7

Double glazed windows to rear and sides. Double glazed French doors to rear garden. Upright radiator (untested). Laminate finish to floor with underfloor heating (untested).

#### FIRST FLOOR LANDING

Double glazed window to rear. Radiator (untested). Coved ceiling. Airing cupboard and storage cupboard. Access to loft which we understand is boarded with ladder.

#### BEDROOM ONE

11'4 x 10'

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

#### BEDROOM TWO

10'2 x 8'10

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



### BEDROOM THREE

8'6 x 6'10

Double glazed window to rear. Radiator (untested). Coved ceiling.

### BATHROOM

Double glazed opaque window to rear. Refitted suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator/rail (untested). Tiling to floor.

### REAR GARDEN

The property benefits from attractive garden to rear with dual decked areas with remainder laid to lawn with flower and shrub borders. Fencing to boundaries. Outside tap and light (untested). Access via gate to side.

### STUDY/HOME OFFICE

10'8 x 8'10

Power and light connected (untested). Laminate finish to floor. French doors to rear garden.

### DETACHED GARAGE/UTILITY

Utility area: 9' x 8'2. Additional base and wall mounted units with sink unit. Space for washing machine, tumble dryer and fridge freezer. Coved ceiling.

### REMAINDER OF GARAGE

9' x 8'2

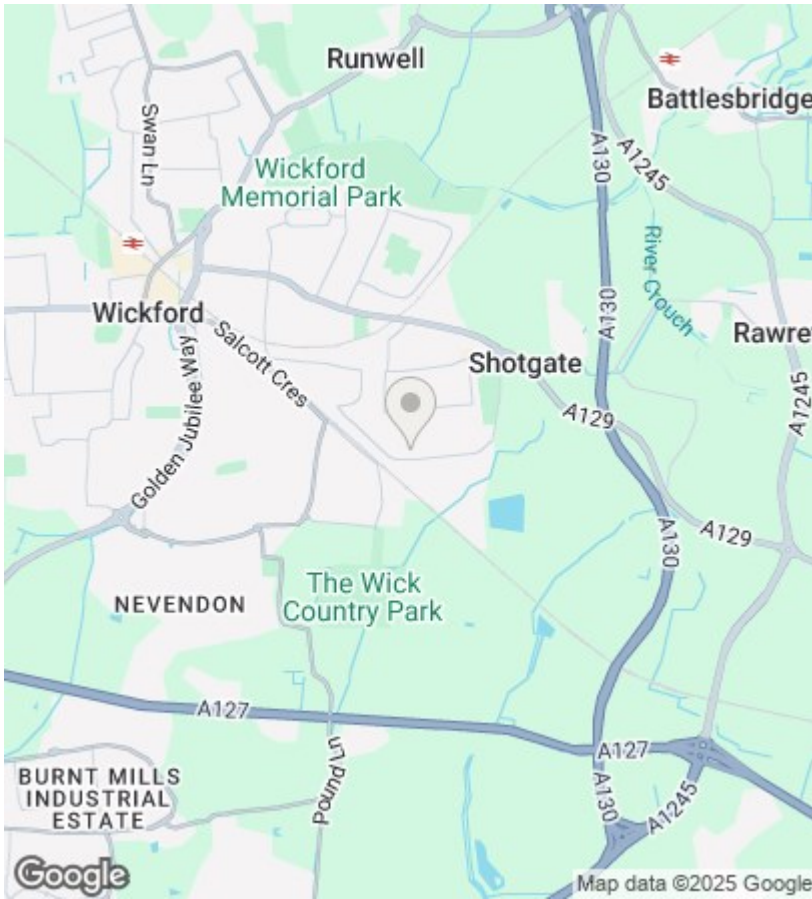
Roller door to front. Storage space.

### DRIVEWAY TO FRONT

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







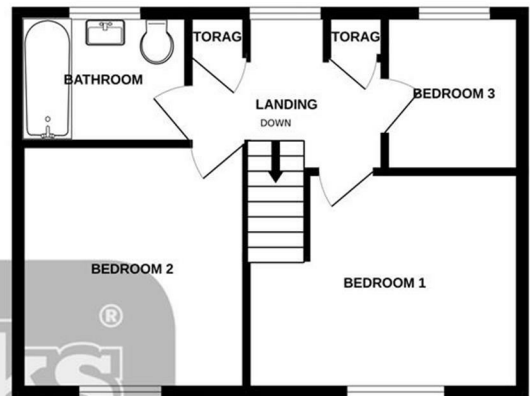
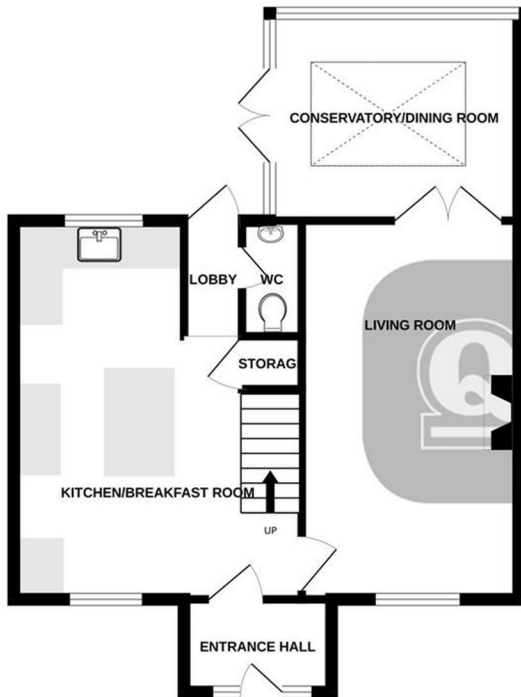
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

545 sq.ft. (50.7 sq.m.) approx.

410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.8 sq.m.) approx.  
This floor plan is for illustrated purposes only. All representations including measurements, doors,