

Seven Acres, Wickford

Offers Over £175,000

- FIRST FLOOR MAISONETTE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- BRICK BUILT SHED
- LOFT SPACE
- DOUBLE GLAZED
- TWO PRIVATE GARDEN AREA'S
- PARKING NEARBY
- EPC - E
- NO SHARED AREA'S LIKE HALLWAYS

A purpose built MAISONETTE in WICKFORD with its own garden area and own FRONT DOOR, GAS CENTRAL HEATING AND DOUBLE GLAZING. This property has great sized rooms. for a ONE BEDROOM PROPERTY the GARDEN is a great size and completely private, for those summer BBQ's. NO ONWARD CHAIN



Council Tax Band: A



Ground Floor Hallway
Part glazed street door to Hallway, stairs to First Floor

Landing
Access to loft, Doors to accommodation

Bedroom
11'8 x 11'3
Double glazed window to rear, radiator, Build in cupboard

Lounge
11'8 x 11'3
Double glazed window to front, wall mounted gas fire, Textured ceiling and coved surround

Kitchen
8'1 x 8
Double glazed window to rear overlooking gardens, Units to ground and eye level with roll edged worksurfaces, fitted oven and hob with cooker over, sink unit with drainer, tiled splashbacks

Bathroom
8'6 x 6'5
Double glazed window to flank, Three piece suite comprising modern panelled bath, with shower over, and low flush w/c
Radiator and heated towel rail

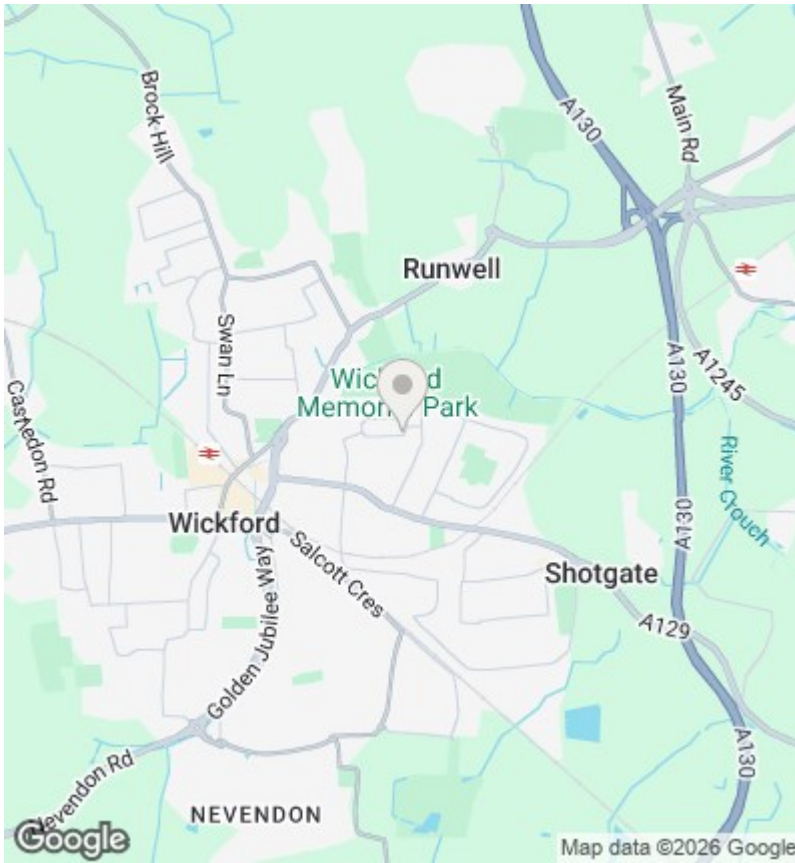
Outdoor Shed
Brick built for storage lockeable x2

Outdoor Area's
Two private garden area's

fenced and flower and shrub area's. Communal parking very close by

AGENTS NOTE
In accordance with National Trading Standards material information the vendor has informed us of the following estimated:
91 Years Remaining -
Ground Rent annually £10
Service Charge Annually £571
Council Tax Band: A





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		
(55-68) D		62
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

