



Goodmayes Walk, Wickford

Offers Over £367,500

- Spacious Entrance Hall
- Refitted Kitchen/Diner 16' x 12'
- 3 Bedrooms
- Garden to Rear
- Lounge 16' x 15'
- Conservatory
- Bathroom
- Double Garage

3 BEDROOM SEMI-DETACHED. DOUBLE GARAGE TO REAR. 16' REFITTED KITCHEN/DINER. 16' LOUNGE. CONSERVATORY. Situated in a convenient location within walking distance of town centre and mainline station is this 3 bedroom semi-detached property benefitting from accommodation including lounge 16' x 15', refitted kitchen/diner 16' x 12', conservatory, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant garden to rear and detached garage to rear, alarm system and cameras (untested).



Council Tax Band: C



Double glazed opaque door to:

SPACIOUS ENTRANCE HALL

Laminate finish to floor.
Radiator (untested).

LOUNGE

16' x 15'

Double glazed half bay window to front. Radiator (untested). Electric fire (untested). Coved ceiling with downlighters.

REFITTED KITCHEN/DINER

16' x 12'

Double glazed window to rear. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for range style cooker and large fridge freezer. Integrated washing machine. Walk in larder. Upright radiator (untested). Coved ceiling with downlighters. Under stairs cupboard. Double glazed patio doors to:

CONSERVATORY

Double glazed windows to rear and sides. Double glazed French doors to rear garden. Radiator (untested). Tiling to floor.

FIRST FLOOR LANDING

Double glazed window to

side. Coved ceiling. Access to loft which we understand is part boarded with light and ladder. Airing cupboard housing lagged cylinder.

BEDROOM ONE

15'4 x 8'11

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

BEDROOM TWO

10' x 7'10

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

BEDROOM THREE

12'6 x 6'10

Double glazed window to front. Radiator (untested). Coved ceiling. Over stairs storage cupboard.

BATHROOM

7'8 x 5'6

Double glazed opaque window to rear. Three piece suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Chrome radiator/rail (untested). Storage cupboard. Tiled surround. Extractor fan (untested). Downlighters to ceiling.



REAR GARDEN

Designed for easy maintenance with access via path and gate to side. Decking to immediate rear with remainder laid to artificial lawn. Outside tap, lights and electric points (untested).

DETACHED GARAGE

17'6

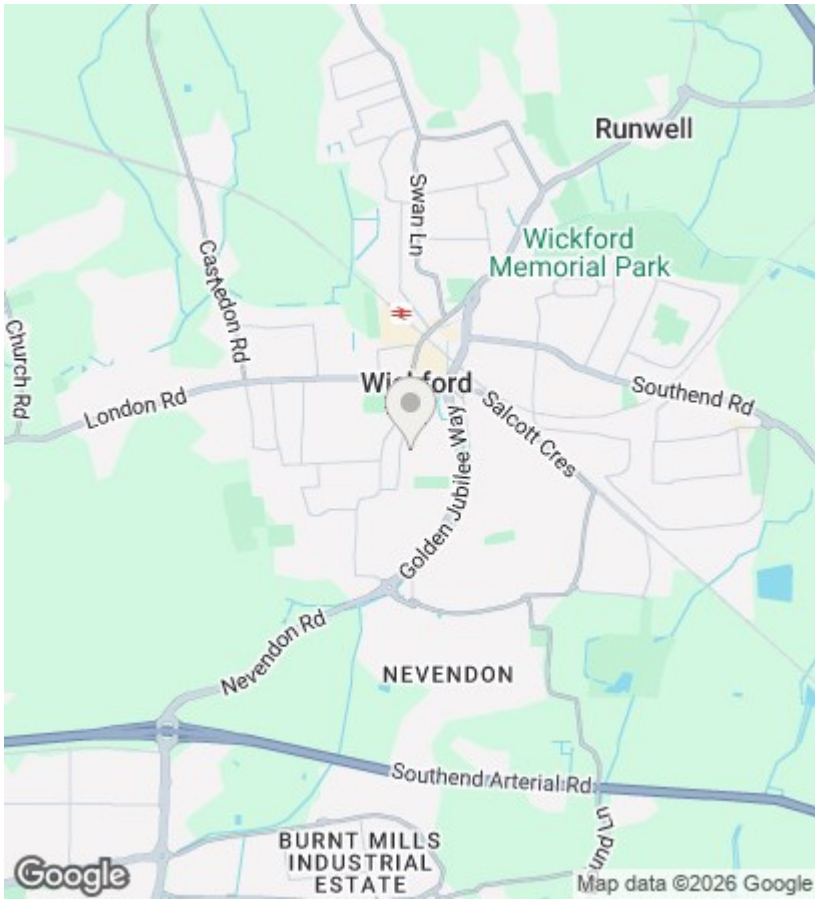
Electric up and over door to front (untested). Window to rear. Power and light connected (untested).

FRONT GARDEN

Gravel raised beds. Gate to front.



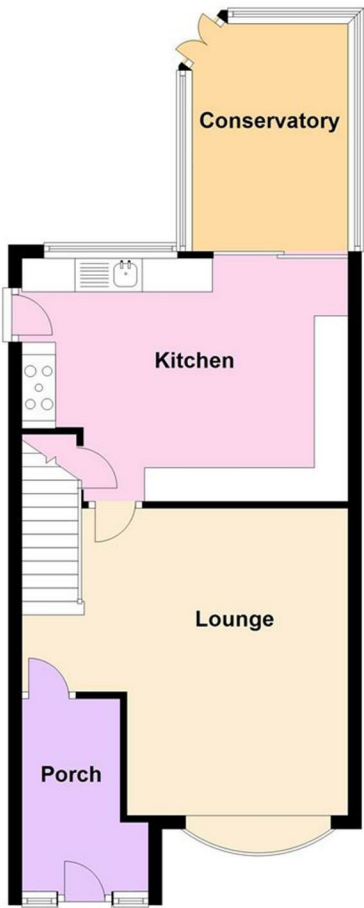




EPC Rating:

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	

Approx. 50.4 sq. metres (542.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)

