



## Fambridge Drive, Wickford

Offers Over £400,000

- Lounge/Diner 17'2 x 15'8
- Kitchen 9'10 x 9'4
- Bathroom & Cloakroom
- Attached Garage & Parking
- Conservatory 11'8 x 10'
- 3 First Floor Bedrooms
- Garden to Rear
- No Onward Chain

3 BEDROOM LINK-DETACHED. 17'2 LOUNGE/DINER. 11'8 CONSERVATORY. GARDEN TO REAR. ATTACHED GARAGE & PARKING. NO ONWARD CHAIN. Situated on the popular Wick Meadows development close to town centre and mainline station is this 3 bedroom link-detached benefitting from accommodation including lounge/diner 17'2 x 15'8, conservatory 11'8 x 10', kitchen 9'10 x 9'4, 3 first floor bedrooms, bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear and attached garage with parking to front. The property is offered with no onward chain.



Council Tax Band: D



Double glazed opaque door to:

#### ENTRANCE HALL

#### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Extensive tiling to walls and floor. Radiator.

#### KITCHEN

9'10 x 9'4

Double glazed window to front. 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. Tiled surround. Integrated fridge freezer, washing machine and dishwasher. Built in oven, hob and extractor fan. Downlighters to ceiling.

#### LOUNGE/DINER

17'2 x 15'8

Two radiators. Coved ceiling with downlighters. Under stairs cupboard. Double glazed French doors and panelling to:

#### CONSERVATORY

10' x 11'8

Double glazed windows to sides and rear. Double glazed French doors to rear garden. Tiling to floor.

#### FIRST FLOOR LANDING

Double glazed window to side.

#### BEDROOM ONE

13'10 x 10'4

Two double glazed windows to rear. Radiator. Fitted wardrobe cupboards and drawer unit.

#### BEDROOM TWO

9' x 8'8

Double glazed window to front. Radiator. Coved ceiling. Laminate finish to floor.

#### BEDROOM THREE

9' x 6'10

Double glazed window to front. Radiator. Coved ceiling.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Extractor fan. Tiling to floor and surround. Radiator/rial.

#### REAR GARDEN

Paved patio and decking to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Access path and gate to side.

#### ATTACHED GARAGE

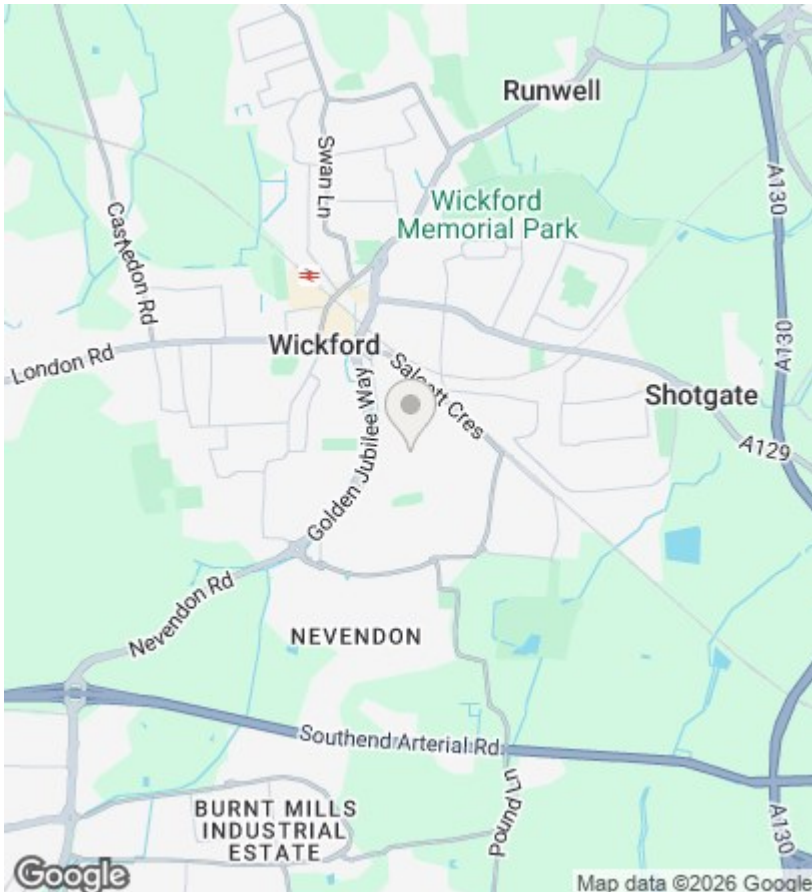
Power and light



connected. Gas fired boiler. Door to garden.  
Parking to front.






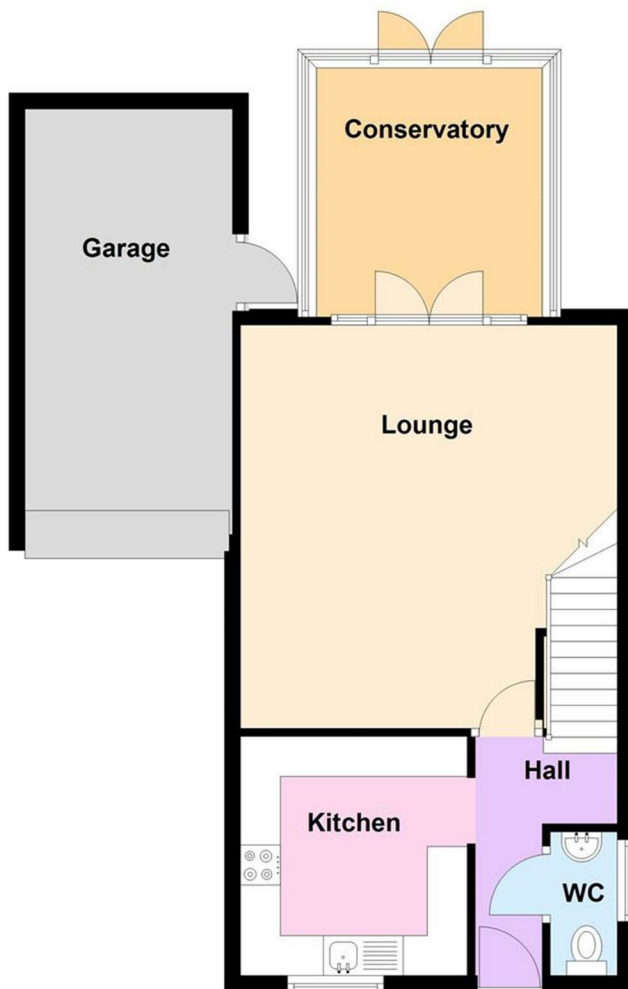


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(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 	

Ground Floor



First Floor

