



Harold Gardens, Wickford

£390,000

- Lounge 16' x 11'
- Dining Room 10'1 x 9'8
- Lean to Sun Lounge
- Bathroom & Cloakroom
- Attached Garage
- Living Room 22'10 x 9'5
- Kitchen/Breakfast Room 18'6 x 10'
- 2 First Floor Bedrooms
- Westerly Rear Garden

2/3 BEDROOM DETACHED HOUSE. WESTERLY REAR GARDEN. ATTACHED GARAGE. BATHROOM & CLOAKROOM. Situated on the Runwell side of Wickford is this 2/3 bedroom detached house benefitting from accommodation including lounge 16' x 11', living room/bedroom 3 22'10 x 9'5, dining room 10'1 x 9'8, kitchen/breakfast room 18'6 x 10', lean to sun lounge, 2 first floor bedrooms, bathroom and ground floor cloakroom. The property's specification includes majority double glazed windows, gas fired radiator (untested) westerly garden to rear , attached garage and driveway providing off street parking. Basildon Council Tax Band E. EPC Rating D.



Council Tax Band: E



Double glazed opaque door to:

ENTRANCE PORCH

Part opaque glazed door and panelling to:

ENTRANCE HALL

Radiator (untested).
Under stairs cupboard.

CLOAKROOM

Opaque window to side.
Suite comprising of low level WC.

DINING ROOM

10'1 x 9'8
Double glazed window to side. Radiator (untested).

LOUNGE

16' x 11'
Double glazed windows to front and side. Radiator (untested).

LIVING ROOM/BEDROOM

3
22'10 x 9'5
Double glazed patio doors to rear. Radiator (untested). Fitted cupboards. Glazed door to:

LEAN TO SUN LOUNGE

Single glazed with sliding doors to rear garden.

KITCHEN/BREAKFAST ROOM

18'6" x 10'0"
Window to rear. Door to side.

FIRST FLOOR LANDING

Airing cupboard housing combi boiler (untested).
Access to loft.

BEDROOM ONE

18'2 x 10'1
Double glazed window to front. Radiator (untested).

BEDROOM TWO

11'4 x 10'1
Double glazed window to rear. Radiator (untested).

BATHROOM

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

WESTERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Greenhouse. 2 sheds. 2 greenhouses.

ATTACHED GARAGE

Up and over door to front. Door to rear. Driveway to front providing off street parking for 2 vehicles.





EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	