

Elizabeth Drive, Wickford

£375,000

- Lounge/Bedroom 3 13'4 x 11'
- Living/Dining area 12'10 x 11'10
- Bedroom 2 13'5 x 11'
- 40ft Garden to Rear
- Kitchen 13'5 x 10'10
- Bedroom 1 13'5 x 11'
- Shower Room
- Driveway to Front.

2/3 BEDROOM SEMI-DETACHED. REAR GARDEN APPROACHING 40FT. DRIVEWAY TO FRONT. 13'4 LOUNGE/BED 3. 12'10 LIVING/DINING AREA. Situated in a pleasant and sought after cul-de-sac location close to open countryside yet within easy access of town centre and station is this 2 bedroom semi-detached property benefitting from accommodation including lounge/Bed 3 13'4 x 11', kitchen 13'5 x 10'10, living/dining area 12'10 x 11'10, 2 first floor double bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) rear garden approaching 40ft and driveway to front providing off street parking.



Council Tax Band: C



Double glazed opaque door @ side and panelling to:

SPACIOUS ENTRANCE HALL
Laminate finish to floor.
Under stairs cupboard.
Coved ceiling.

LOUNGE/BEDROOM 3
13'4 x 11'
Double glazed window to front. Radiator. Fireplace. Coved ceiling. Applicants are advised that the Lounge is currently being utilized as a ground floor Bedroom 3.

KITCHEN
13'5 x 10'10
Double glazed window 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. Built in oven and hob. Space for appliances.

LIVING/DINING AREA
12'10 x 11'10
Double glazed French doors and panelling to rear. Vaulted ceiling with double glazed skylight.

FIRST FLOOR LANDING
Coved ceiling.

BEDROOM ONE
13'5 x 11'
Double glazed window to rear. Radiator. Coved

ceiling. Laminate finish to floor.

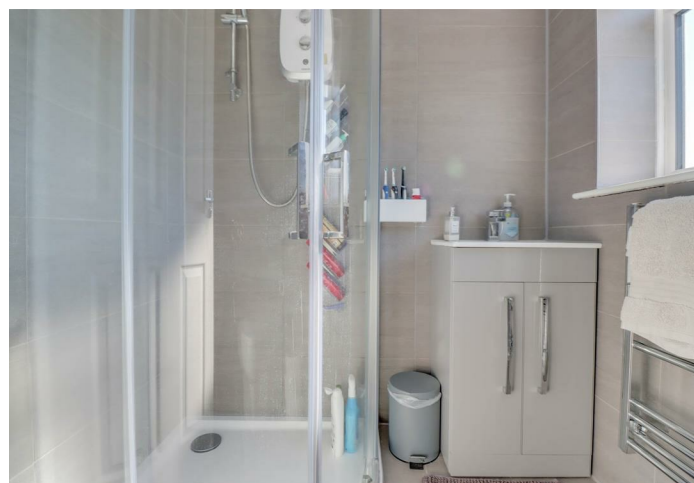
BEDROOM TWO
13'5 x 11'
Double glazed window to front. Radiator. Coved ceiling. Built in cupboard.

SHOWER ROOM
Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Tiling to floor. Radiator/rail. Access to loft.

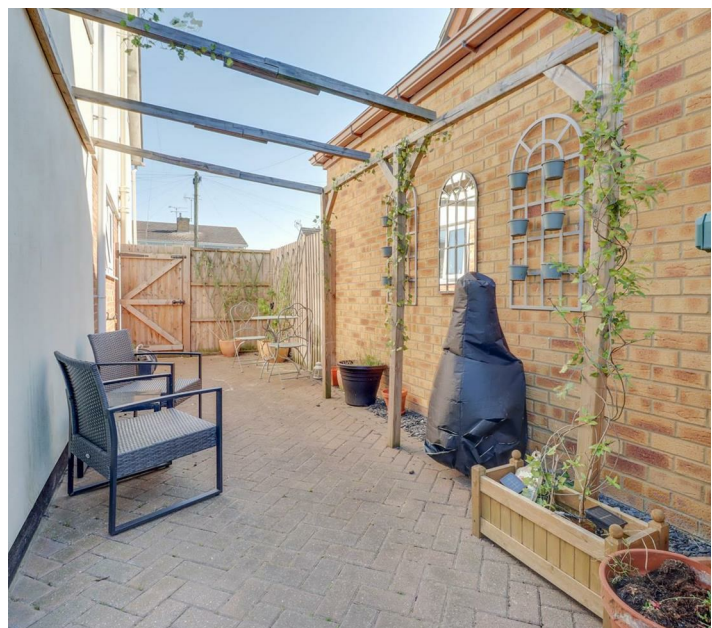
REAR GARDEN
approaching 40ft
Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing on side and rear boundaries. Shed. Wide area to side.

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

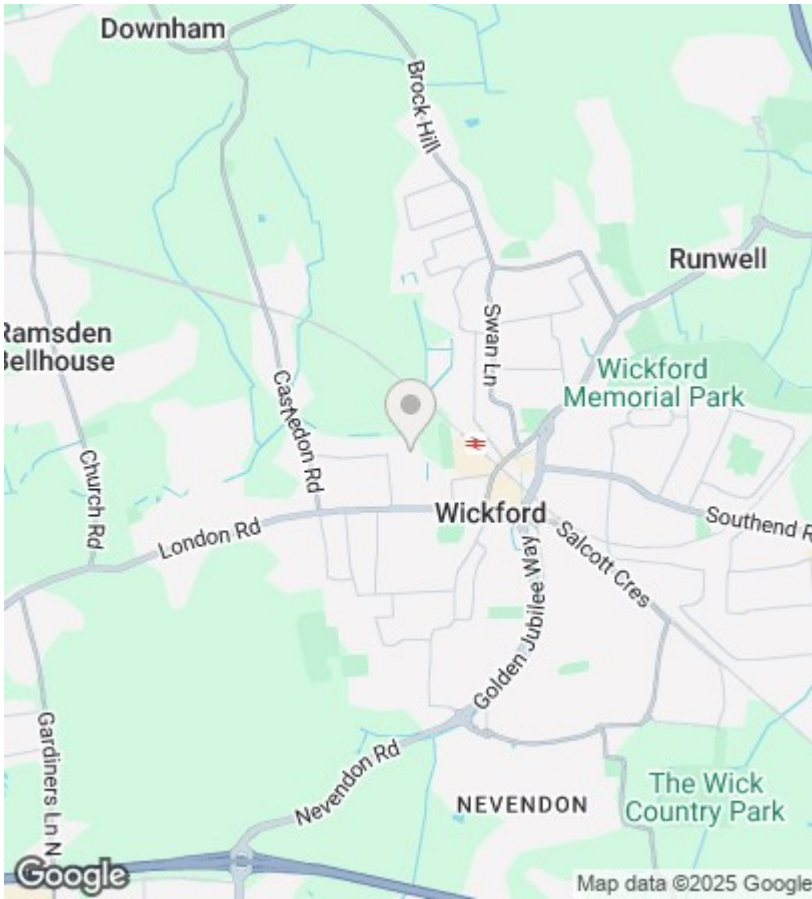
DISCLAIMER
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are



advised to make there own enquiries about the functionality.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 