



## Mapleleaf Gardens, Wickford

£360,000

- LIVING ROOM 16'4 X 12'8
- KITCHEN 14'4 X 6'10
- BEDROOM 1 14' X 9'2
- BEDROOM 3 10'3 X 6'4 (max)
- NO ONWARD CHAIN
- DINING ROOM 17'10 X 8'6
- CLOAKROOM
- BEDROOM 2 10'6 X 6'8
- MODERNISATION REQUIRED
- GARAGE WITH OWN DRIVEWAY

Situated in a popular established residential location on the Nevendon Road side of Wickford close to schools and easy access of town centre and station is this 3 bedroom semi-detached house offered with the benefit of no onward chain. The property provides accommodation including Living Room 16'4 x 12'8, Dining Room 17'10 x 8'6, Kitchen 14'4 x 6'10, 3 first floor Bedrooms, Bathroom & Cloakroom. Modernisation is required.



Council Tax Band: D

#### ENTRANCE HALL

Double glazed door to front.

#### LIVING ROOM

16'4 x 12'8

Double glazed window to front. Radiator. Coving to ceiling.

#### DINING ROOM

17'10 x 8'6

Double glazed patio doors to rear garden. Double radiator. Under stairs cupboard. Coving to ceiling.

#### KITCHEN 14'4 X 6'10

Double glazed window and door to side. T=Range of base and wall units providing drawers and cupboards space. Roll top work surfaces extending to incorporate inset sink. Tiled surround.

#### CLOAKROOM

2 double glazed opaque windows to rear. Low level W.C. and wash hand basin. Radiator.

#### FIRST FLOOR LANDING

##### BEDROOM 1

14'0 x 9'2

Double glazed window to front. Double radiator. Fitted wardrobes cupboards.

##### BEDROOM 2

10'6 x 6'8

Double glazed window to rear. Fitted cupboards.

##### BEDROOM 3

10'3 x 6'4 (max)

Double glazed window to front. Fitted cupboards.

#### BATHROOM

Double glazed opaque window to rear. Suite comprising low level W.C., wash hand basin and bath unit.

#### REAR GARDEN

Decking patio and lawn. Fenced to side and rear.

#### GARAGE TO SIDE

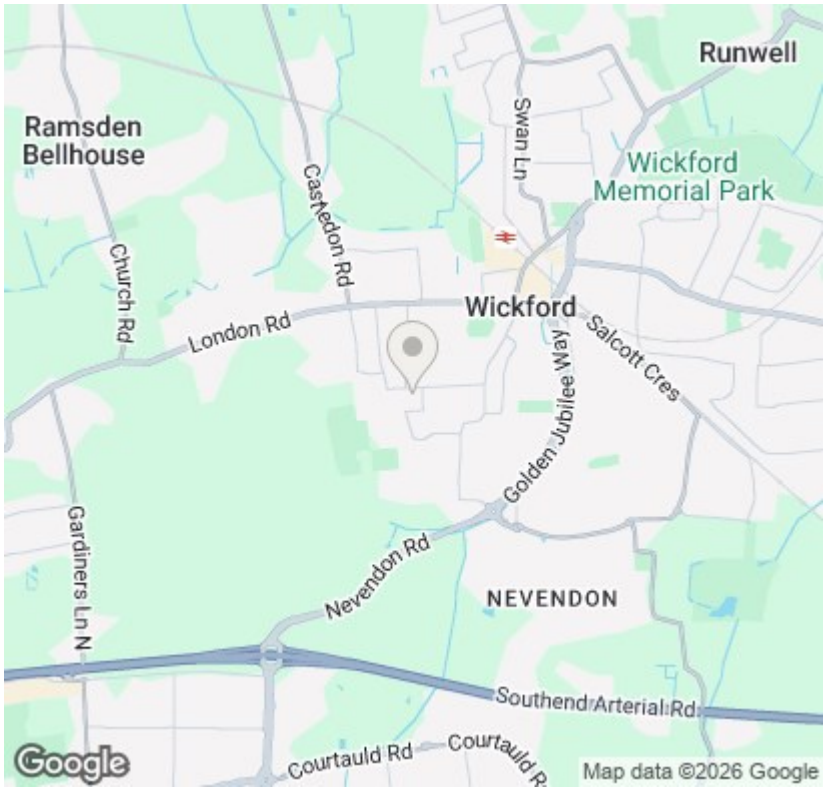
Up and over door to front and driveway to front.

#### MODERNISATION REQUIRED

#### NO ONWARD CHAIN



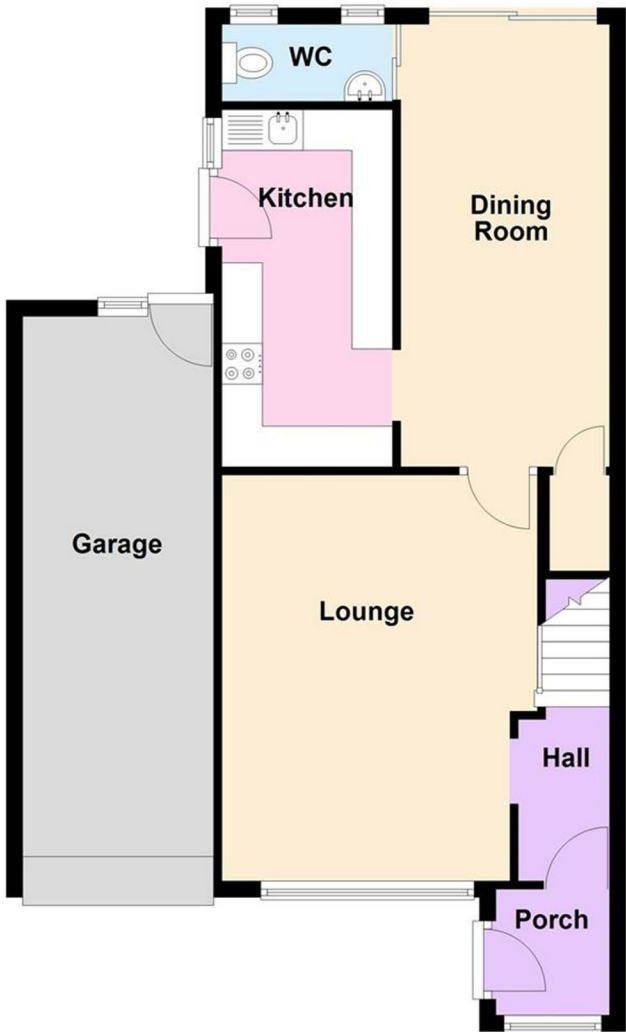




EPC Rating:  
E

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 74        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 51                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Ground Floor



First Floor

