



## Stapleford End, Wickford

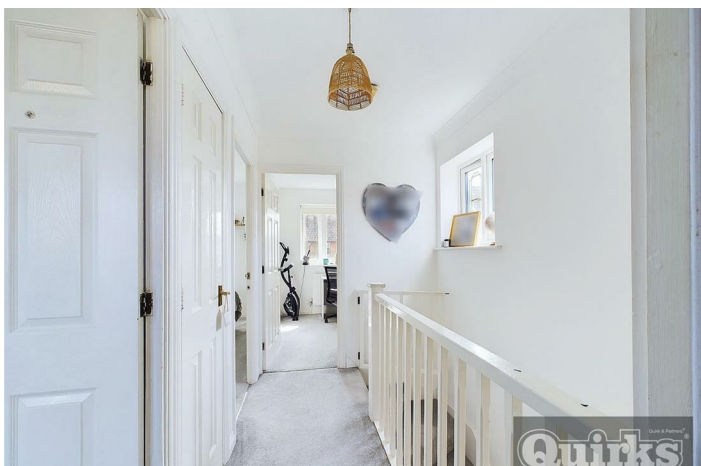
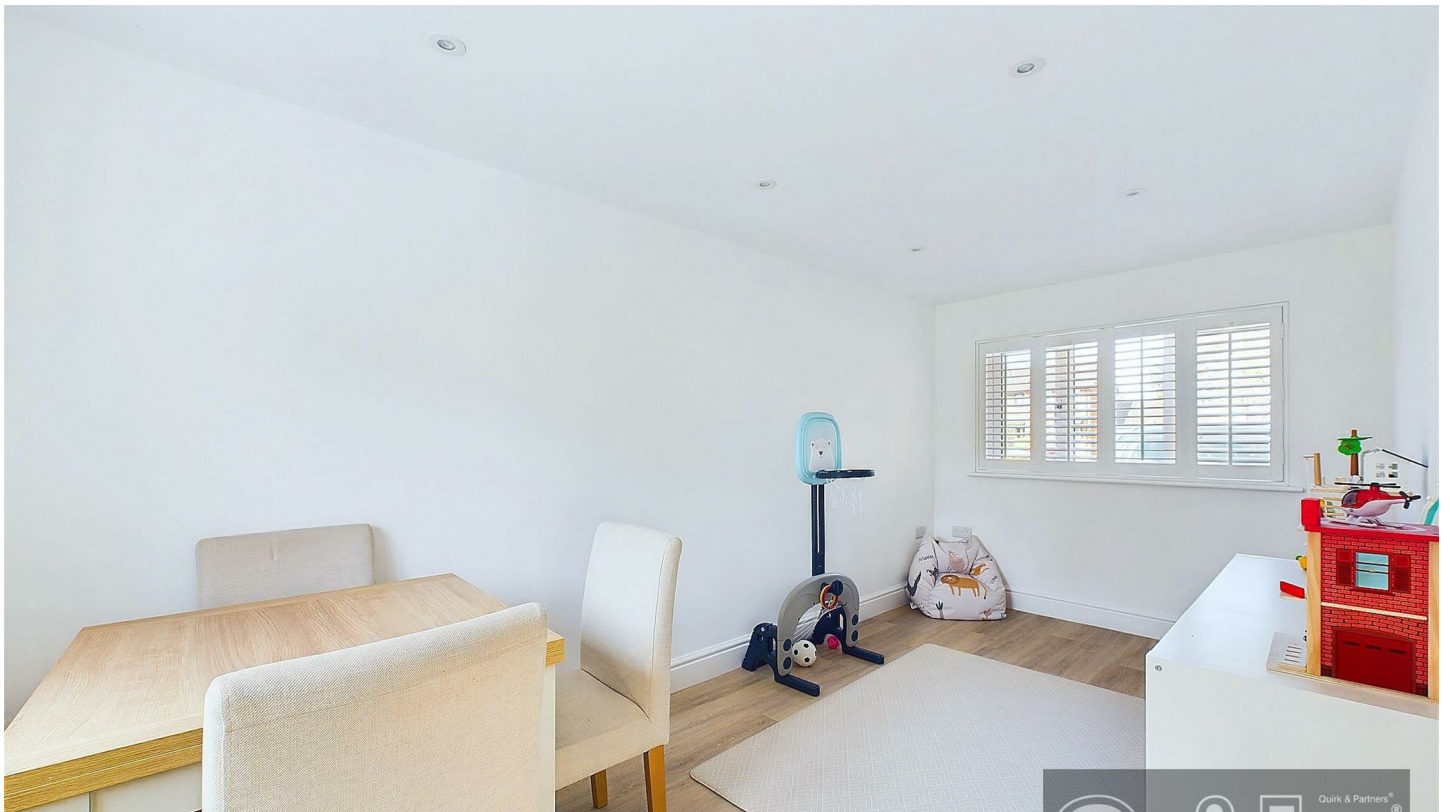
£375,000

- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- CONVERTED GARAGE
- KITCHEN
- SPACIOUS LOUNGE/DINER
- CLOSE TO PARK
- DOUBLE GLAZED WINDOWS
- NEW CARPETS AND HARD FLOORING

EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE CONVERSION. ENTRANCE HALL. KITCHEN 8'10' x 8'. LOUNGE/DINER 15'6 x 15'. DINING/PLAY ROOM 15'10 x 8'. BATHROOM. NEW CARPETS AND FLOORING. Situated on the popular Shotgate estate close to local shops, park and easy access of the A127 is this 3 bedroom semi-detached house benefitting from recent garage conversion providing attractive Dining/Play Room. The specification includes double glazed windows and gas radiator heating and benefits from new carpets and hard floor coverings. An early inspection is recommended.

 3  1  2  C

Council Tax Band: C



## CANOPY PORCH

Part glazed door to:

## ENTRANCE HALL

Double glazed opaque window to front. Coved ceiling. Laminate finish to floor. Radiator (untested).

## KITCHEN

8'10 x 8'

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. Recess for washing machine, dishwasher, cooker and fridge freezer. Extractor fan (untested). Tiled surround. Coved ceiling. Radiator (untested).

## LOUNGE/DINER

15'6 x 15'

Double glazed window and double glazed French doors to rear garden. Two radiators (untested). Laminate finish to floor extending to:

## DINING/PLAY ROOM

15'10 x 8'

Double glazed windows to front and rear. Radiator (untested). Downlighters to ceiling.

## FIRST FLOOR LANDING

Double glazed window to side. Access to loft. Airing cupboard.

## BEDROOM 1

11'6 x 8'8

Double glazed window to rear. Radiator (untested). Fitted double wardrobe cupboards.

## BEDROOM 2

11' x 8'

Double glazed window to front. Radiator (untested).

## BEDROOM 3

8'4 x 6'

Double glazed window to rear. Radiator (untested).

## BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail (untested). Extensive tiled surround. Coved ceiling. Shaver point (untested).

## REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Outside tap and light (untested). South Facing

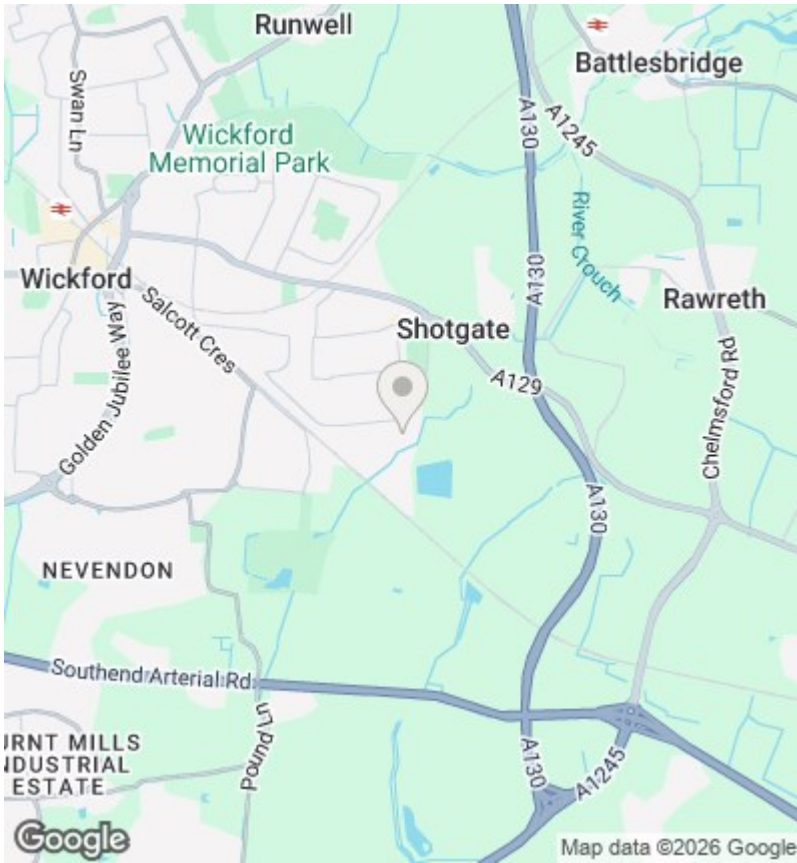
## DRIVEWAY TO FRONT

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

## RECENT IMPROVEMENTS

The owners have recently converted the garage to an attractive and useful Dining/Games Room and replaced carpets and hard flooring. The property also benefits from re-plastered and skimmed ceilings .

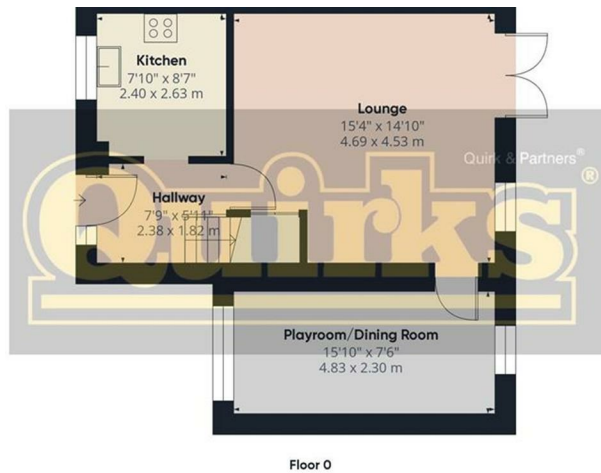




EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">86</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">70</div>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate total area<sup>1)</sup>  
774.79 ft<sup>2</sup>  
71.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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