



## Haslemere Road, Wickford

£320,000

- Lounge 22' x 10'10
- Ground Floor Cloakroom
- Bathroom
- Driveway to Front
- Kitchen/Diner 21'10 x 10'10
- 3 First Floor Bedrooms
- Garden to Rear
- Swan Lane Area of Wickford

3 BEDROOM TERRACED. BATHROOM & CLOAKROOM. GARDEN TO REAR. DRIVEWAY TO FRONT PROVIDING OFF STREET PARKING. Situated in on the Swan Lane area of Wickford is this 3 bedroom terraced property benefitting from accommodation including lounge 22' x 10'10, kitchen/diner 21'10 x 10'10, 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes majority double glazed windows, gas fired radiator heating, garden to rear and driveway to front providing off street parking.

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Council Tax Band:



Double glazed door to:

#### ENTRANCE PORCH

Double glazed windows to front and side.

#### KITCHEN/DINER

21'10 x 10'10

Double glazed windows to front and rear. 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. Glazed display cupboards. Space for washing machine, tumble dryer, cooker and fridge freezer.

#### INNER HALL

Double glazed opaque door to rear garden.

#### CLOAKROOM

Opaque window to rear. Suite comprising of low level WC and wash hand basin. Tiled surround.

#### LOUNGE

22' x 10'10

Double glazed windows to front and rear. Two radiators (untested).

#### FIRST FLOOR LANDING

Access to loft. Airing cupboard.

#### BEDROOM ONE

12'8 x 11'

Double glazed window to front. Radiator (untested).

#### BEDROOM TWO

15'8 x 7'10

Double glazed window to front. Radiator (untested). Over stairs cupboard.

#### BEDROOM THREE

8'10 x 8'2

Double glazed window to rear. Radiator (untested). Built in wardrobe cupboard.

#### BATHROOM

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

#### REAR GARDEN

Laid to lawn with fencing to side and rear boundaries. Access to rear.

#### DRIVEWAY TO FRONT

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





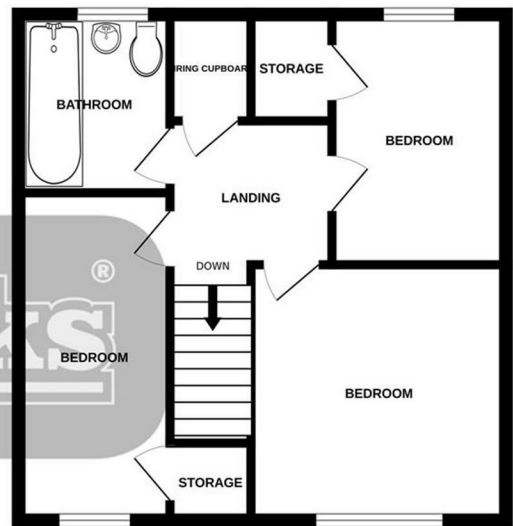
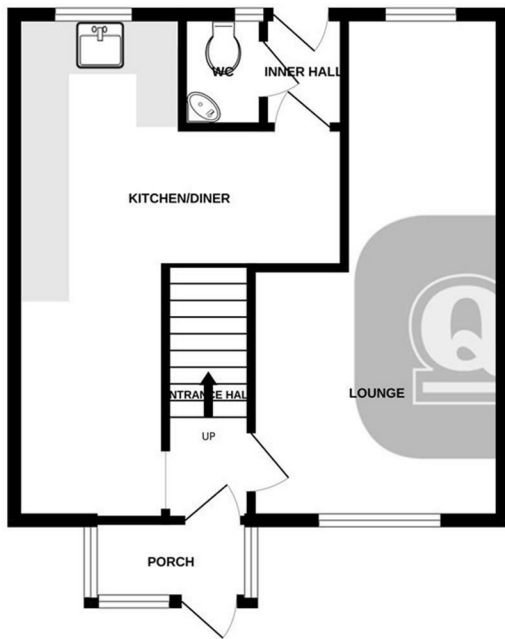
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(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

1ST FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metrofix 62017  
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