



Beauchamps Drive, Wickford

£375,000

- Living Room 19'2 x 12'
- Utility Room 11' x 7'8
- Bathroom & Cloakroom
- Driveway to Front
- Kitchen/Diner 23' x 12'8
- 3 First Floor Double Bedrooms
- Garden to Rear
- No Onward Chain

3 BEDROOM TERRACED. 19'2" LIVING ROOM. 23' KITCHEN/DINER. GARDEN TO REAR. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated in the popular Beauchamps area close to Beauchamps School school, local shops and within easy reach of town centre and mainline station is this 3 bedroom mid terraced property benefitting from accommodation including living room 19'2" x 12', kitchen/diner 23' x 12'8", utility room 11' x 7'8", 3 first floor double bedrooms, family bathroom and ground floor cloakroom. The property benefits from garden to rear and driveway to front providing off street parking for 2 vehicles. The property is offered with no onward chain.



Council Tax Band:



Double glazed opaque door to:

ENTRANCE HALL

Part glazed door. Laminate finish to floor extending to:

KITCHEN/DINER

23' x 12'8

Double glazed window to front. Range of refitted 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, hob and extractor fan above. Recess for fridge freezer. Downlighters to ceiling. Radiator. Understairs cupboard.

UTILITY ROOM

11' x 7'8

Converted from garage. Space and provision for washing machine and tumble dryer.

CLOAKROOM

Converted from garage. Suite comprising of low level WC and wash hand basin. Tiled surround.

LIVING ROOM

19'2 x 12'

Double glazed window and double glazed French doors to rear garden. Upright radiator. Coved

ceiling. Laminate finish to floor.

FIRST FLOOR LANDING

Storage cupboard. Access to loft which is part boarded with ladder. Updated combi boiler.

BEDROOM ONE

13' x 9'10

Double glazed window to front. Radiator. Coved ceiling. Laminate finish to floor.

BEDROOM TWO

11'6 x 9'11

Double glazed window to rear. Radiator.

BEDROOM THREE

8'10 x 8'4

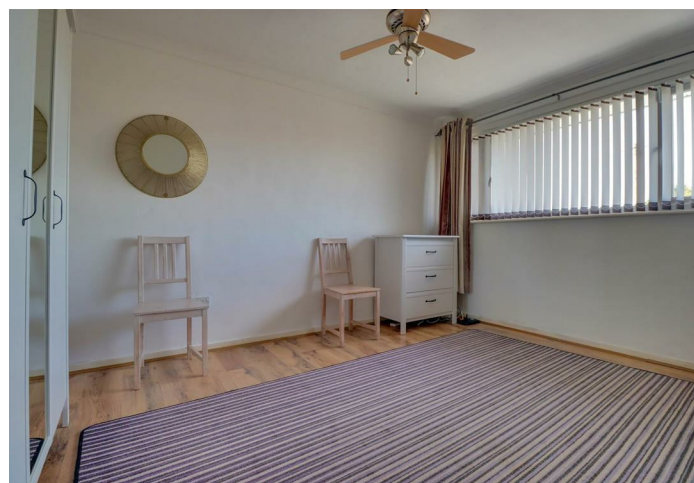
Double glazed window to rear. Radiator. Coved ceiling. Over stairs cupboard.

BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail. Tiled surround. Extractor fan.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders.

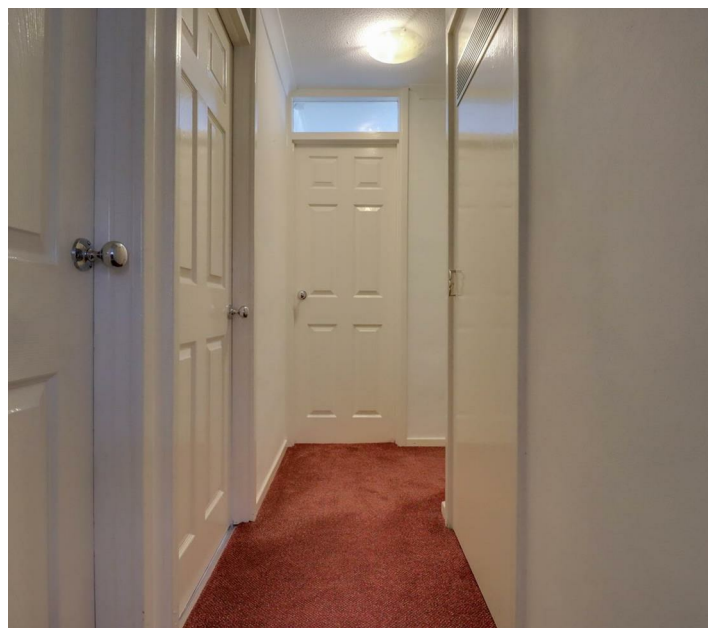


DRIVEWAY

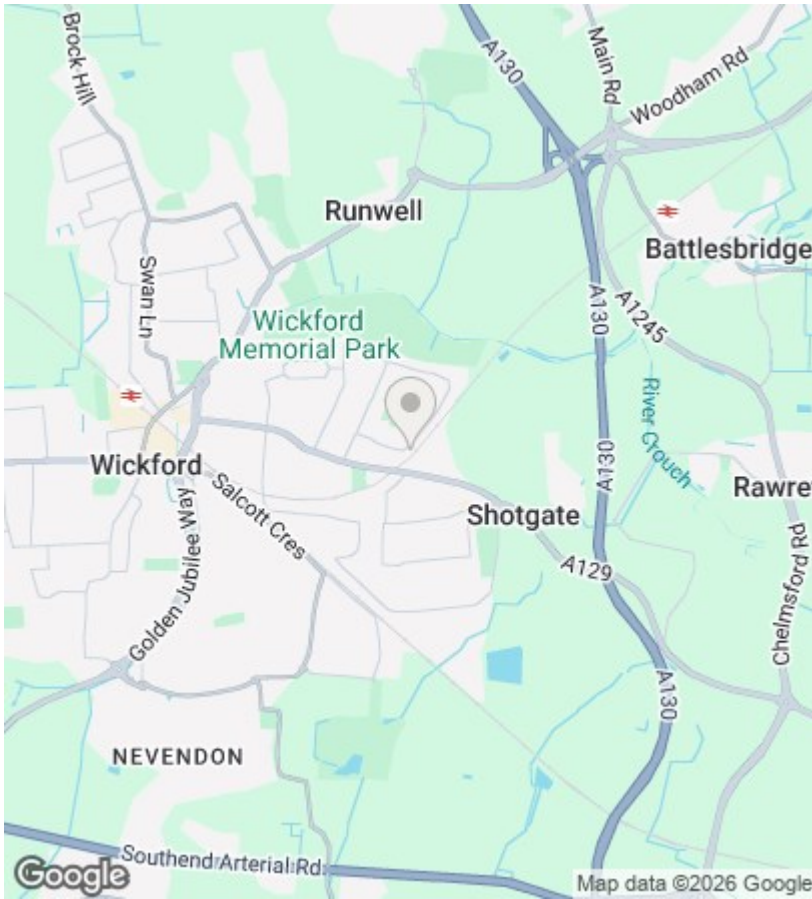
The property benefits from driveway to front providing off street parking.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.




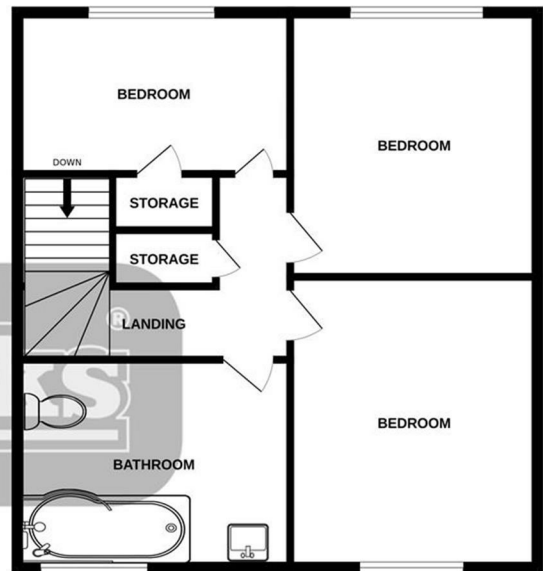
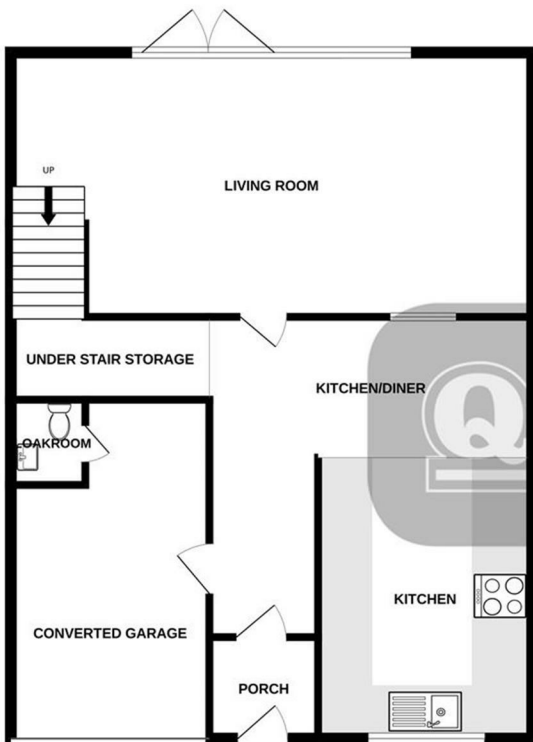




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space.