



Lapwing Road, Wickford

£325,000

- Lounge 21'10 x 10'8
- Ground Floor Cloakroom
- Shower Room
- No Onward Chain
- Kitchen/Breakfast Room 11'10 x 10'7
- 3 First Floor Bedrooms
- Southerly Garden to Rear

3 BEDROOM TERRACED PROPERTY. 11'10 KITCHEN/BREAKFAST ROOM. 21'10 LOUNGE. SOUTHERLY GARDEN TO REAR. NO ONWARD CHAIN. Situated in on the Swan Lane area of Wickford is this 3 bedroom terraced property benefitting from accommodation including lounge 21'10 x 10'8, kitchen/breakfast room 11'10 x 10'7, 3 first floor bedrooms, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested). The property is offered with no onward chain. We believe this property is non standard construction. For more information please contact agent.



Council Tax Band: C



Double glazed door to:

ENTRANCE PORCH

7'9 x 3'

Double glazed opaque window to front. Door leading to:

ENTRANCE HALL

10'10 x 7'2

Cupboard housing meters. Under stairs recess. Large storage cupboard potential study.

GROUND FLOOR

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin.

LOUNGE/DINER

21'10 x 10'8

Double glazed window to rear. Double glazed French doors to rear garden. Two radiators (untested).

KITCHEN/BREAKFAST ROOM

11'10 x 10'7

Double glazed window to front with blind. 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. Breakfast bar. Built in oven, grill, hob and extractor fan above (all

untested). Integrated dishwasher (untested). Space for washing machine and fridge freezer. Tiling to splashback. Radiator (untested). Laminate finish to floor.

FIRST FLOOR LANDING

Access to loft which we understand is part boarded with ladder.

BEDROOM ONE

12' x 10'10

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

BEDROOM TWO

13'9 x 9'8

Double glazed window to rear. Built in wardrobe cupboard with matching drawers and bedside units. Radiator (untested).

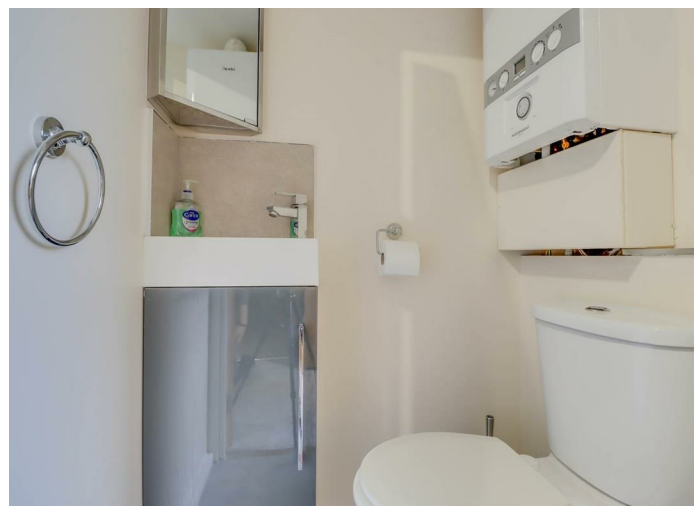
BEDROOM THREE

8'8 x 7'9

Double glazed window to front with blind. Radiator (untested).

BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiling to walls and floor. Heated towel rail (untested).

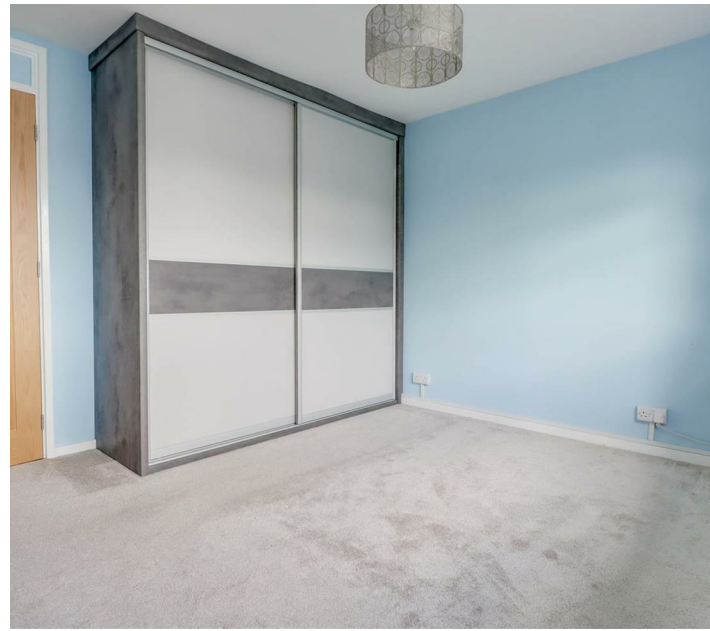


SOUTHERLY REAR GARDEN

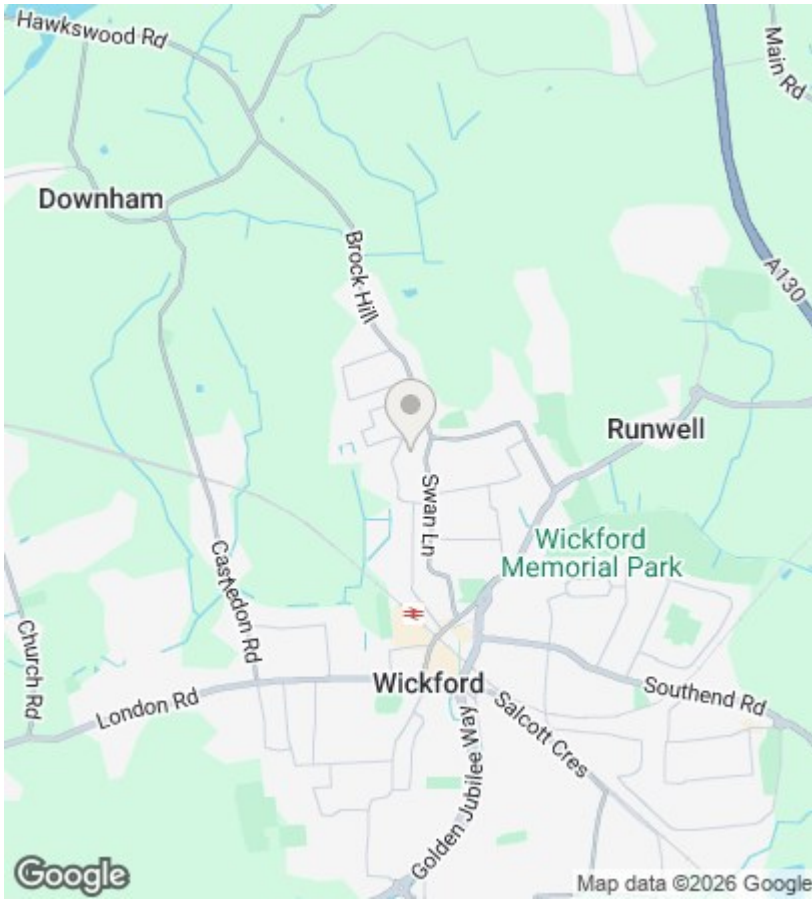
Laid to lawn with fencing to boundaries. Gate to rear. Shed.

AGENTS NOTE

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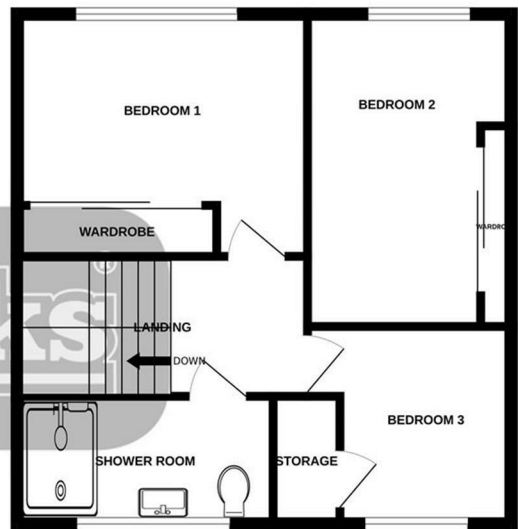
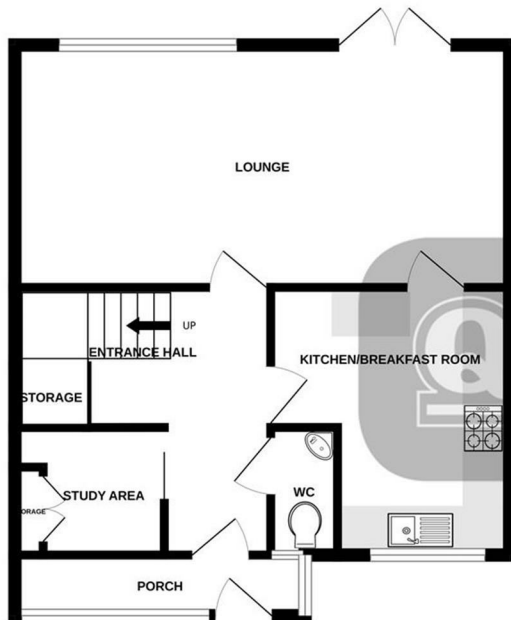
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(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	

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. Metropix ©2017
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