



Burne Avenue, Wickford

£417,500

- Lounge/Diner 30'2 x 15'
- Covered Seating Area 10' x 8'
- Family Bathroom & Cloakroom
- Attached Garage
- Kitchen/Breakfast Room 15'6 x 8'6
- 3 First Floor Bedrooms
- Easy Maintenance Rear Garden
- Driveway to Front

3 BEDROOM PROPERTY. 30'2 LOUNGE/DINER. 15'6 KITCHEN/BREAKFAST ROOM. EASY MAINTENANCE GARDEN. ATTACHED GARAGE & DRIVEWAY. Situated in a popular and established location on the London Road side of Wickford close to local park, schools and easy access of station is this 3 bedroom property benefitting from accommodation including lounge/diner 30'2 x 15', kitchen/breakfast room 15'6 x 8'6, covered seating area 10' x 8', 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, easy maintenance garden to rear, attached garage and driveway to front providing off street parking.



Council Tax Band: D



Double glazed opaque door and panelling to:

ENTRANCE HALL

Radiator. Coved ceiling.

CLOAKROOM

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

LOUNGE/DINER

30'2 x 15'

Double glazed window to front. Double glazed French doors and panelling to rear garden. Coved ceiling. Two radiators. Fireplace. Laminate finish to floor. Archway to:

KITCHEN/BREAKFAST ROOM

15'6 x 8'6

Double glazed window to rear. Double glazed door to side. 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. Glazed display cupboards. Recess for washing machine, dishwasher, fridge freezer and drinks cupboard. Built in double oven, hob and extractor fan above. Tiling to floor and surround. Radiator. Under

stairs cupboard. Glazed door to:

COVERED SEATING AREA

10' x 8'

Paved and open to garden.

FIRST FLOOR LANDING

Double glazed window to side. Coved ceiling. Access to loft.

BEDROOM ONE

12' x 10'10

Double glazed window to front. Radiator. Coved ceiling.

BEDROOM TWO

11'4 x 9'8

Double glazed window to rear. Radiator. Coved ceiling.

BEDROOM THREE

9'8 x 7'

Double glazed window to front. Radiator. Fitted wardrobe cupboard.

BATHROOM

8'2 x 5'4

Double glazed opaque window to rear. Four piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiling to floor and walls. Radiator/rail.

REAR GARDEN

Designed for easy maintenance. Fencing to side and rear boundaries.



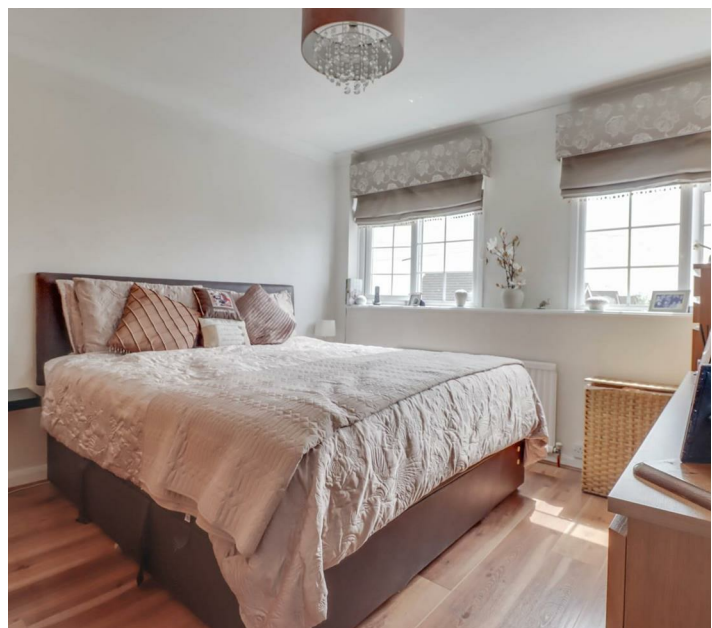
2 sheds.

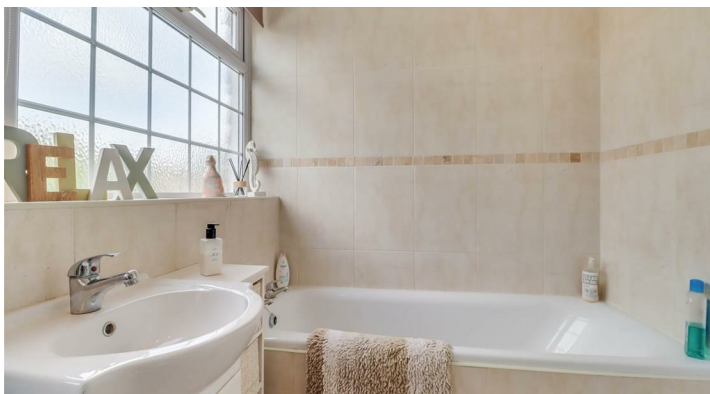
ATTACHED GARAGE

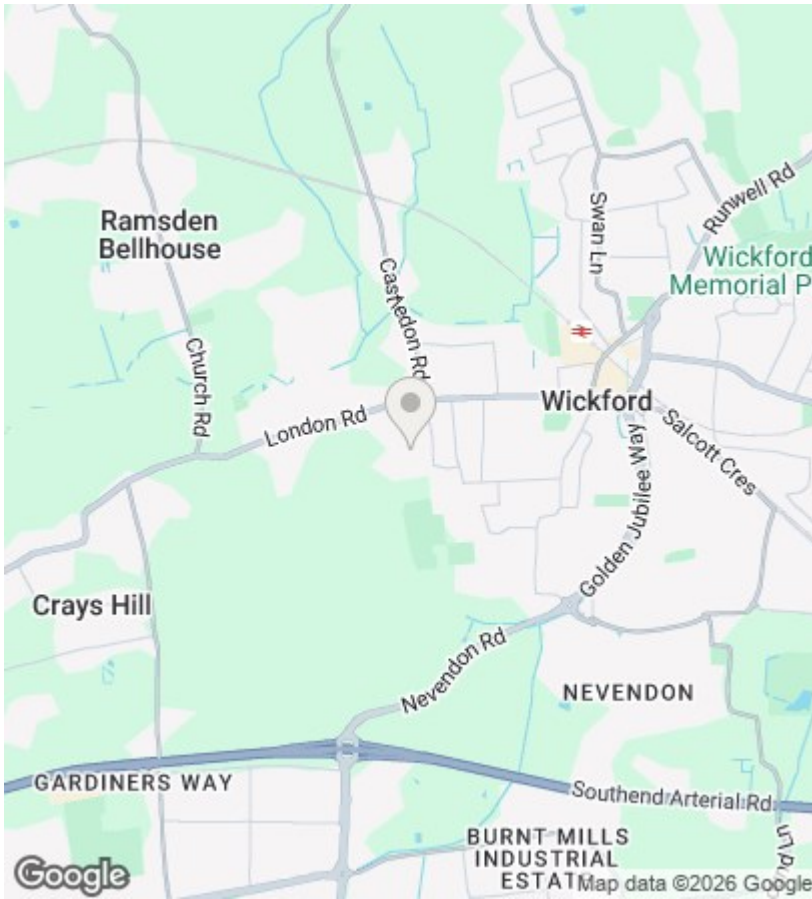
16'10

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

