



Trinder Way, Wickford

Offers Over £450,000

- Lounge/Diner 23'8 x 15'
- Ground Floor Bedroom 4 with en-suite Cloakroom
- Family Bathroom
- Driveway to front
- Kitchen/Breakfast Room 17' x 9'4
- 3 First Floor Bedrooms
- 40ft Garden to Rear
- No Onward Chain

3/4 BEDROOM PROPERTY. 23'8 LOUNGE/DINER. 17' KITCHEN/BREAKFAST ROOM. 40FT GARDEN TO REAR. DRIVEWAY. NO ONWARD CHAIN. Situated on the London Road side of Wickford is this 3/4 bedroom property benefitting from accommodation including lounge/diner 23'8 x 15', kitchen/breakfast room 17' x 9'4, utility cupboard, bedroom 4 11'6 x 7'8 with en-suite cloakroom, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 40ft garden to rear and driveway providing off street parking. No onward chain. Basildon Council tax Band D



Council Tax Band: D



Double glazed door to:

ENTRANCE HALL

Double glazed opaque panelling to front. Upright radiator (untested). Oak effect flooring.

BEDROOM FOUR

11'6 x 7'8

Double glazed half bay window to front. Radiator (untested). Downlighters to ceiling. Oak effect flooring.

EN-SUITE CLOAKROOM

Suite comprising of low level WC and wash hand basin. Tiling to floor and walls.

LOUNGE/DINER

23'8 x 15'

Double glazed half bay window to front. Double glazed French doors to rear garden. Two radiators (untested). Coved ceiling.

KITCHEN/BREAKFAST ROOM

17' x 9'4

Double glazed window to rear. Double glazed French doors to rear garden. 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. Larder cupboard. Space for fridge freezer. Tiling to floor and surround. Radiator (untested). Integrated dishwasher.

UTILITY CUPBOARD.

4'8 x 3'10

Space and provision for washing machine/tumble dryer. Cupboard housing meters.

FIRST FLOOR LANDING

Double glazed opaque window to side. Built in cupboards.

BEDROOM ONE

12'4 x 11'

Two double glazed windows to front. Two radiators (untested). Coved ceiling.

BEDROOM TWO

11'2 x 9'8

Double glazed window to rear. Radiator (untested). Coved ceiling.

BEDROOM THREE

9' x 7'

Double glazed window to front. Radiator (untested). Built in cupboards.

BATHROOM

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

REAR GARDEN

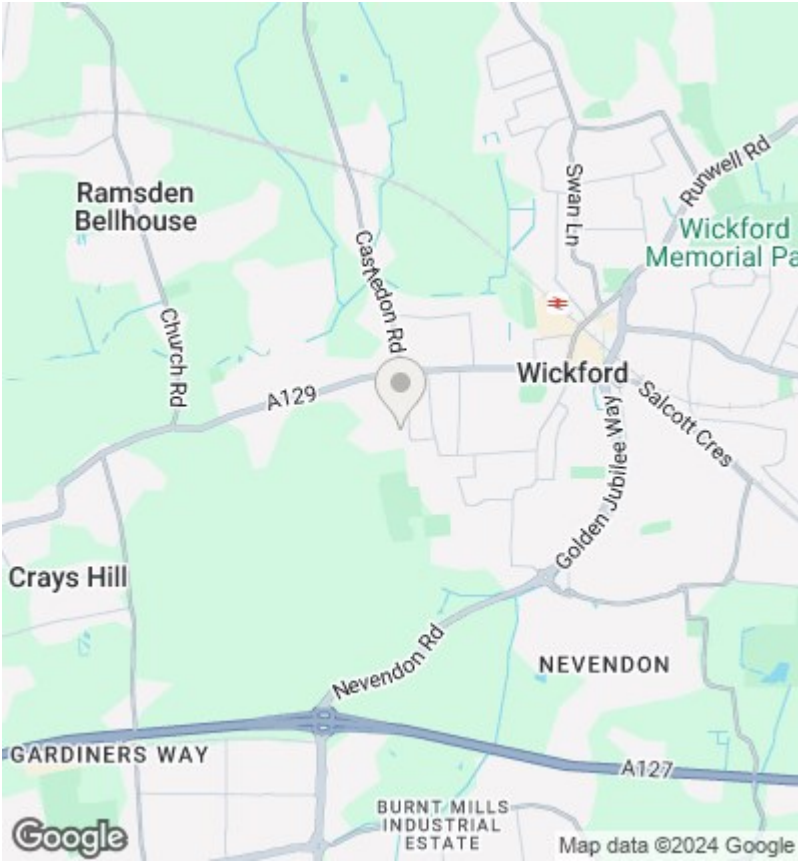
approaching 40ft

Commencing with paved patio with brick edge to immediate rear with remainder laid to lawn. Fencing to boundaries. Shed. External tap (untested). External power points.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking for 2 vehicles.

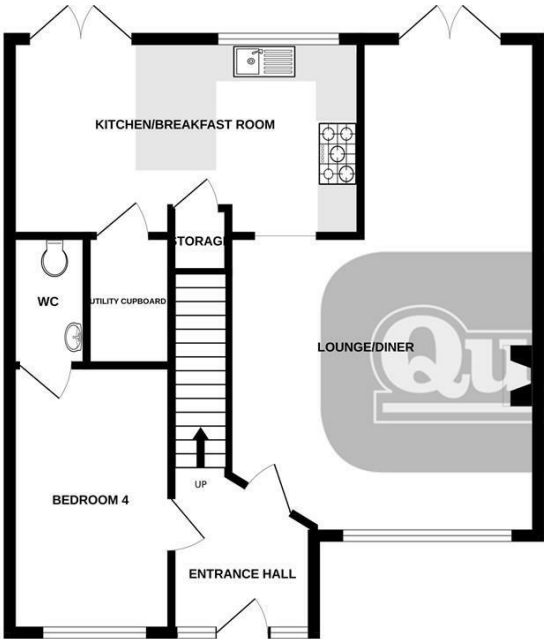




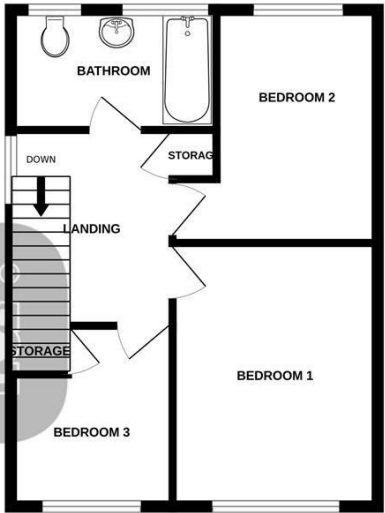
EPC Rating:
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

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 52017
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