



Royal Oak Drive, Wickford

Offers Over £300,000

- Kitchen 10'8 x 8'6
- Conservatory 10'8 x 7'6
- Bedroom 2 9'2 x 8'8
- Garden to Rear
- Lounge 15'8 x 12'8
- Bedroom 1 16' x 9'6
- Bathroom
- 2 Allocated Parking Spaces to Side

2 BEDROOM SEMI-DETACHED. GARDEN TO REAR. 2 ALLOCATED PARKING SPACES TO SIDE. 15'8 LOUNGE. 10'8 KITCHEN. 10'8 CONSERVATORY. Situated in the Beauchamp's area of Wickford close to park and easy access of schools, shops and doctors is this 2 bedroom semi-detached property benefitting from accommodation including lounge 15'8 x 12'8, kitchen 10'8 x 8'6, conservatory 10'8 x 7'6, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), pleasant garden to rear and 2 allocated parking spaces to side.



Council Tax Band:



Double glazed opaque door and panelling to:

ENTRANCE HALL

Radiator (untested). Tiling to floor. Cupboard housing boiler (untested).

KITCHEN

10'8 x 8'6

Double glazed window and double glazed door 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. Built in oven, hob and extractor fan above (untested). Space for washing machine and fridge freezer. Tiling to floor and surround. Radiator (untested).

LOUNGE

15'8 x 12'8

Double glazed window to front. Radiator (untested). Laminate finish to floor. Double glazed patio doors to:

CONSERVATORY

10'8 x 7'6

Double glazed windows to sides and rear. Double glazed door to rear garden.

FIRST FLOOR LANDING

Double glazed window to rear. Access to loft.

BEDROOM ONE

16' x 9'6

Double glazed window to front. Radiator (untested).

BEDROOM TWO

9'2 x 8'8

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

BATHROOM

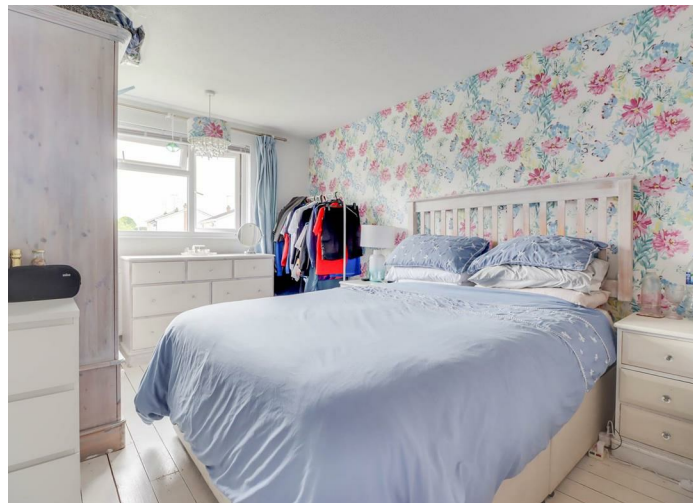
Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiled surround. Radiator/rail (untested).

REAR GARDEN

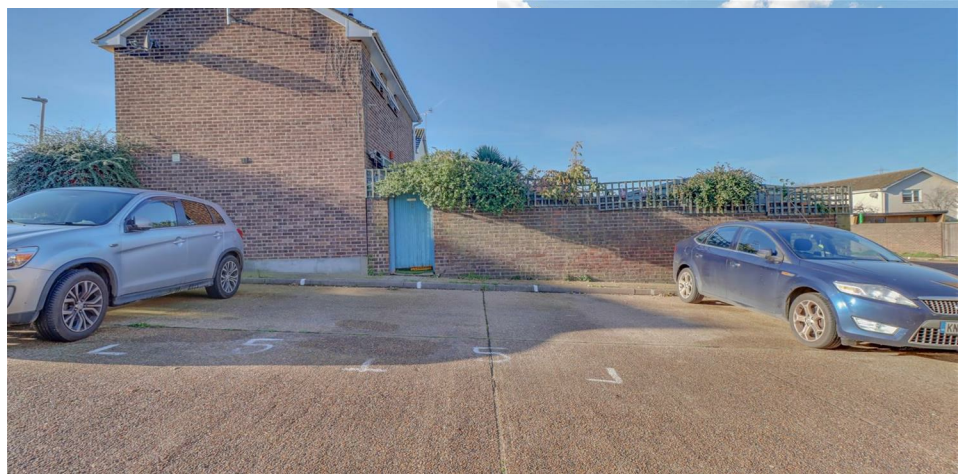
Laid with artificial lawn. Fencing to side and rear boundaries. Shed. Access via gate to side.

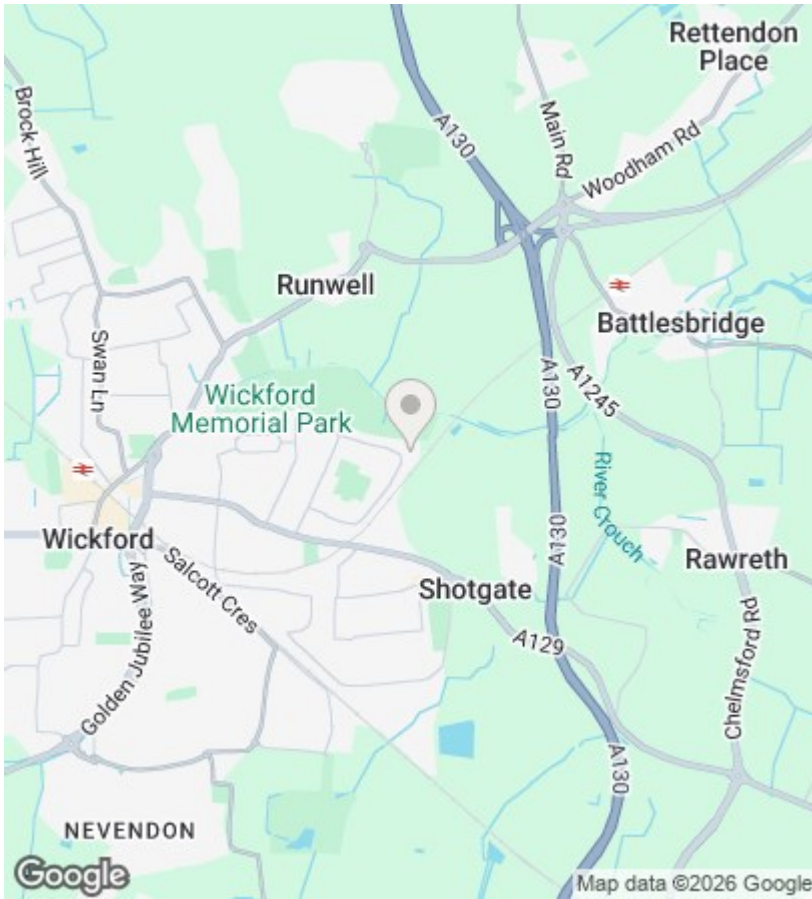
ALLOCATED PARKING

The property benefits from 2 allocated parking spaces to side.









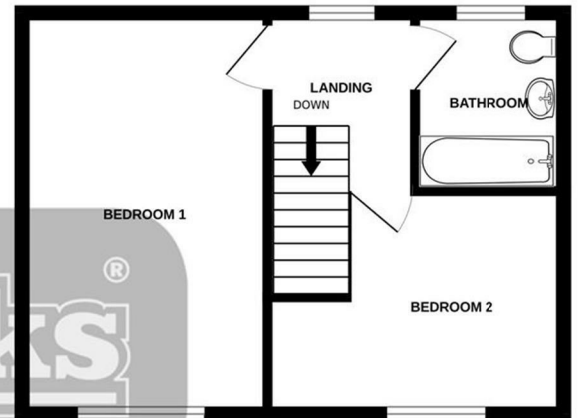
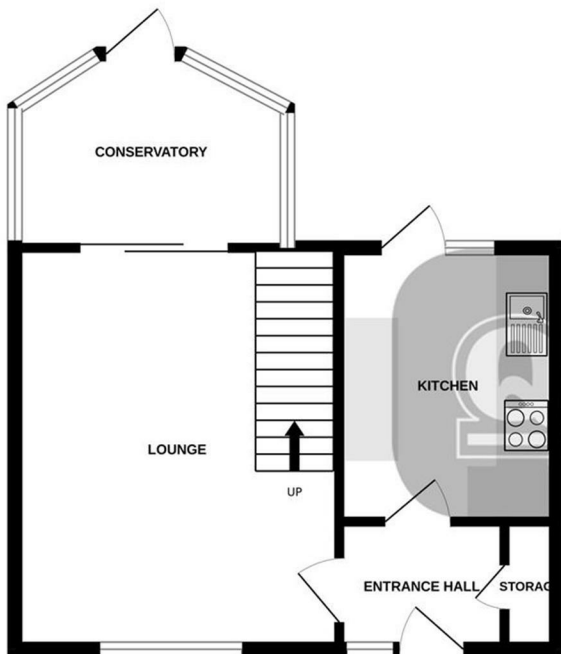
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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 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 associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017
Made with Metropix ©2023