



Margarite Way, Wickford

£375,000

- Lounge 15'10 x 11'6
- 3 First Floor Bedrooms
- Garden to Rear
- Easy access of Mainline Station
- Kitchen/Diner 19'8 x 9'
- Bathroom & Ground Floor Cloakroom
- Integral Garage
- No Onward Chain

3 BEDROOM SEMI-DETACHED. INTEGRAL GARAGE & DRIVEWAY. GARDEN TO REAR. 19'8 KITCHEN/DINER. 15'10 LOUNGE. NO ONWARD CHAIN. Situated in the popular London Road side of Wickford set within easy walking distance of town centre and mainline station is this 3 bedroom semi-detached benefitting from accommodation including lounge 15'10 x 11'6, kitchen/diner 19'8 x 9', 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, integral garage and driveway providing off street parking. The property is offered with no onward chain.



Council Tax Band: D



Double glazed opaque door to:

ENTRANCE HALL

REFITTED CLOAKROOM

Refitted suite comprising of low level WC and vanity wash hand basin.

LOUNGE

15'10 x 11'6

Double glazed window to front. Radiator. Fireplace.

KITCHEN/DINER

19'8 x 9'

Double glazed window to side. Two double glazed windows to rear. 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. Recess for dishwasher, washing machine and fridge freezer. Built in oven, grill and hob. Updated boiler. Radiator. Coved ceiling.

FIRST FLOOR LANDING

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

BEDROOM ONE

13' x 12'

Double glazed window to front. Radiator.

BEDROOM TWO

14' x 9'6

Double glazed window to rear. Radiator.

BEDROOM/SHOWER

10'8 x 7'4

Double glazed window to side. Radiator. Shower cubicle.

BATHROOM

8'6 x 5'6

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Tiled surround. Radiator. Shaver point.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Access to side via path and gate.

INTEGRAL GARAGE

Power and light connected with driveway to front providing off street parking.

DISCLAIMER

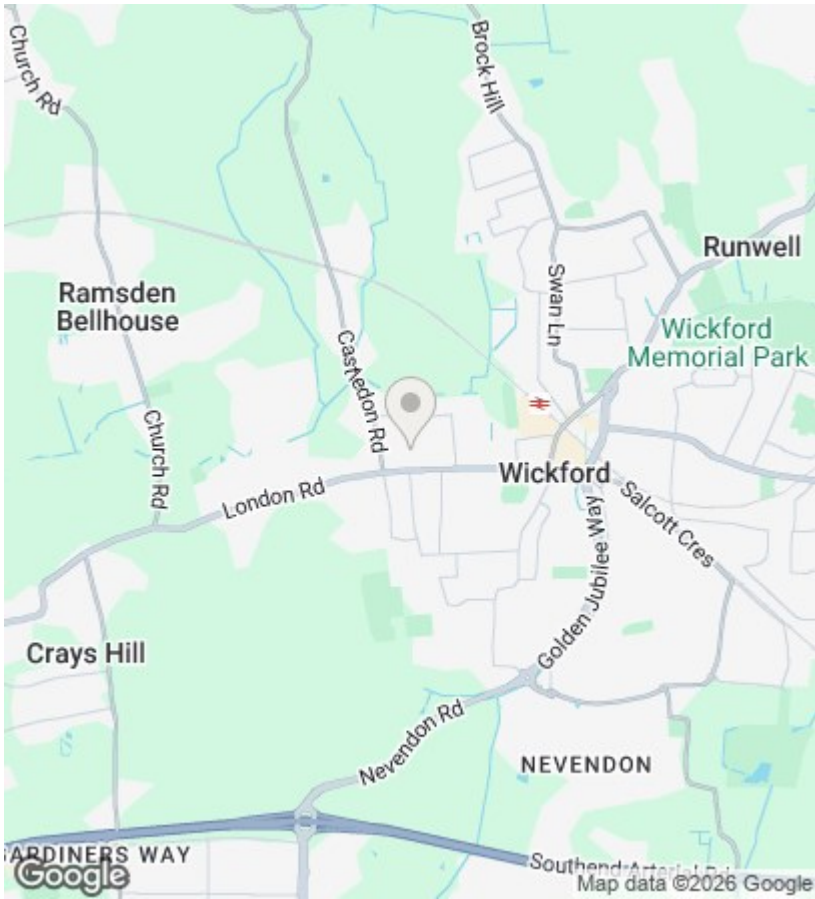
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare



these details. Interested applicants are advised to make there own enquiries about the functionality.







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

