



## Elder Avenue, Wickford

Offers Over £425,000

- Living Room 13' x 11'
- Ground Floor Cloakroom
- Family Bathroom
- Driveway to Front
- Kitchen/Family Room 17'2 x 16'6
- 3 First Floor Bedrooms
- Landscaped Garden to Rear

3 BEDROOM SEMI-DETACHED. DRIVEWAY TO FRONT. 17'2 KITCHEN/FAMILY ROOM. 13' LIVING ROOM. LANDSCAPED GARDEN TO REAR. Situated on the Nevendon Road side of Wickford close to town centre and mainline station is this 3 bedroom semi-detached property benefitting from accommodation including living room 13' x 11', refitted kitchen/family room 17'2 x 16'6, ground floor cloakroom, 3 first floor bedrooms and refitted family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, landscaped garden to rear and driveway to front providing ample off street parking.



Council Tax Band: D



Double glazed opaque door and panelling to:

#### ENTRANCE PORCH

Double glazed window to front. Part glazed door to:

#### ENTRANCE HALL

Coved ceiling with downlighters. Upright radiator.

#### LIVING ROOM

13' x 11'

Double glazed half bay window to front. Radiator. Brick fireplace. Coved ceiling with downlighters.

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin.

#### KITCHEN/FAMILY ROOM

17'2 x 16'6

Semi vaulted ceiling with dual double glazed Velux style window to rear. Double glazed window to side. Double glazed Bi-folds to rear. Two upright radiators. Range of refitted hi-gloss base and wall mounted units providing drawer and cupboard space with Peninsula breakfast bar. Wine fridge. Built in oven, hob and microwave. Space for fridge freezer. Downlighters to ceiling.

Utility cupboard housing space for washing machine.

#### FIRST FLOOR LANDING

Access to loft which we understand is part boarded. Gas boiler.

#### BEDROOM ONE

10'4 x 10'2

Double glazed window to front. Radiator. Wardrobe cupboards. Coved ceiling with downlighters.

#### BEDROOM TWO

9'10 x 8'6

Double glazed window to rear. Radiator. Built in wardrobe cupboards. Downlighters to ceiling.

#### BEDROOM THREE

10'6 x 7'5

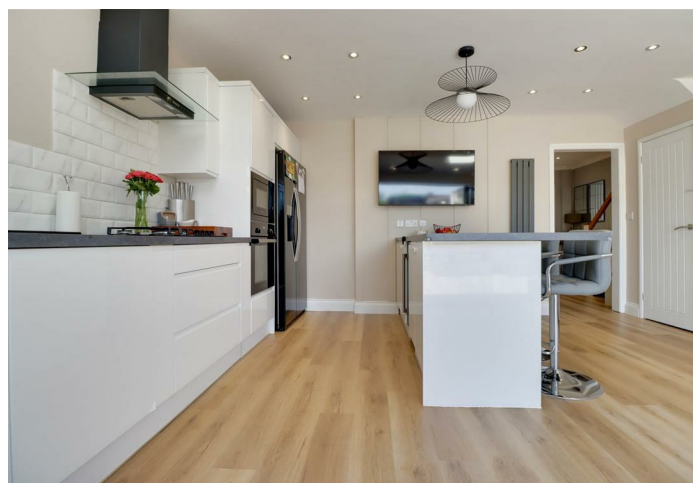
Double glazed window to front. Radiator. Coved ceiling with downlighters.

#### BATHROOM

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

#### REAR GARDEN

The property benefits from landscaped rear garden with porcelain paved patio to immediate rear with remainder laid



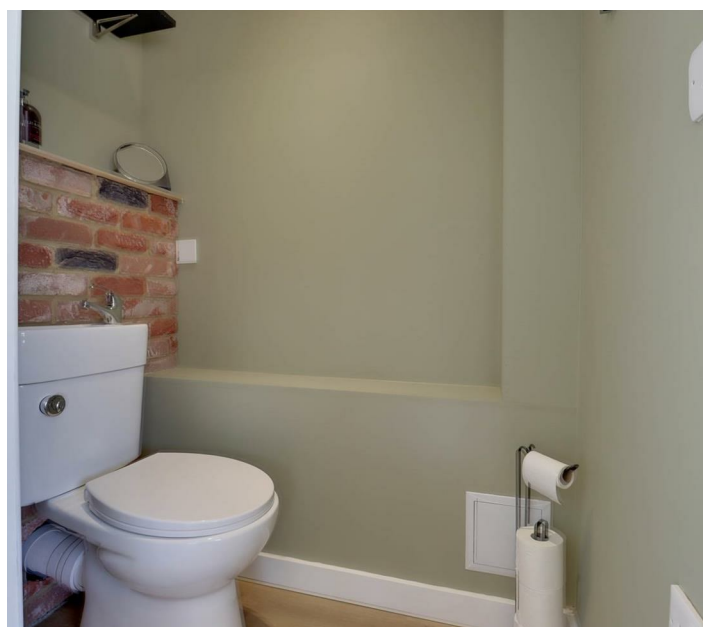
to artificial lawn with path to large decked area. Shed. Outside lights and tap. Access to side.

#### DRIVEWAY TO FRONT

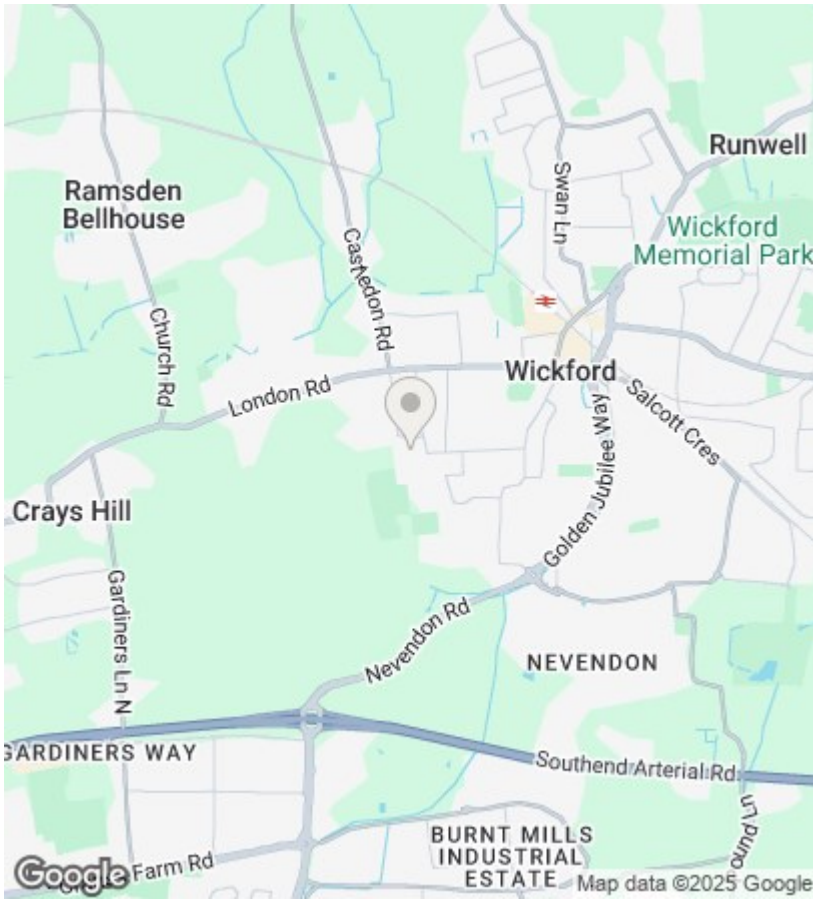
The property benefits from tarmac driveway providing ample off street parking.

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

