



Alicia Avenue, Wickford

£415,000

- Lounge 16'8 x 16'
- Kitchen 12'4 x 7'8
- 4 First Floor Bedrooms
- Integral Garage
- Dining Room 17'2 x 9'8
- Utility Room 8'10 x 6'2
- En-suite & Bathroom
- Driveway to Front

4 BEDROOM SEMI-DETACHED. 16'8 LOUNGE. 17'2 DINING ROOM. 12'4 KITCHEN. INTEGRAL GARAGE & DRIVEWAY TO FRONT. Situated on the popular Shotgate area of Wickford set within easy access of local schools, shops, A127 and A130 is this 4 bedroom semi-detached property benefitting from accommodation including lounge 16'8 x 16', dining room 17'2 x 9'8, kitchen 12'4 x 7'8, utility room 8'10 x 6'2, 4 first floor bedrooms, en-suite shower room and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear, integral garage and driveway to front providing off street parking. EPC Rating C, Basildon Council band D.



Council Tax Band: D



Double glazed door to:

ENTRANCE HALL

Double glazed window to front. Radiator (untested). Door to:

LOUNGE

16'8 x 16'

Double glazed window to front. Two radiators (untested). Coved ceiling with downlighters. Glazed double doors to:

DINING ROOM

17'2 x 9'8

Dual double glazed patio doors to rear garden. Two radiators (untested). Coved ceiling with downlighters.

KITCHEN

12'4 x 7'8

Double glazed windows and double glazed door to rear garden. Range of updated base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher (untested). Built in oven, hob and extractor fan above (all untested). Space for fridge freezer. Tiled surround. Coved ceiling with downlighters.

UTILITY ROOM

8'10 x 6'2

Space and provision for washing machine and tumble dryer. Additional cupboard. Radiator (untested). Internal door to garage.

FIRST FLOOR LANDING

BEDROOM ONE

12'10 x 12'10

Two double glazed windows to front. Radiator (untested). Coved ceiling with downlighters.

EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator (untested). Tiled surround. Coved ceiling with downlighters.

BEDROOM TWO

13'6 x 9'

Double glazed window to front. Radiator (untested). Coved ceiling. Built in double wardrobe cupboard.

BEDROOM THREE

10'6 x 9'2

Double glazed window to rear. Radiator (untested). Coved ceiling. Built in double wardrobe cupboard.



BEDROOM FOUR/HOME OFFICE

7'9 x 5'2

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

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiling to floor and surround. Radiator/rail (untested). Coved ceiling with downlighters.

REAR GARDEN

Commencing with paved patio to immediate rear with the remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Shed.

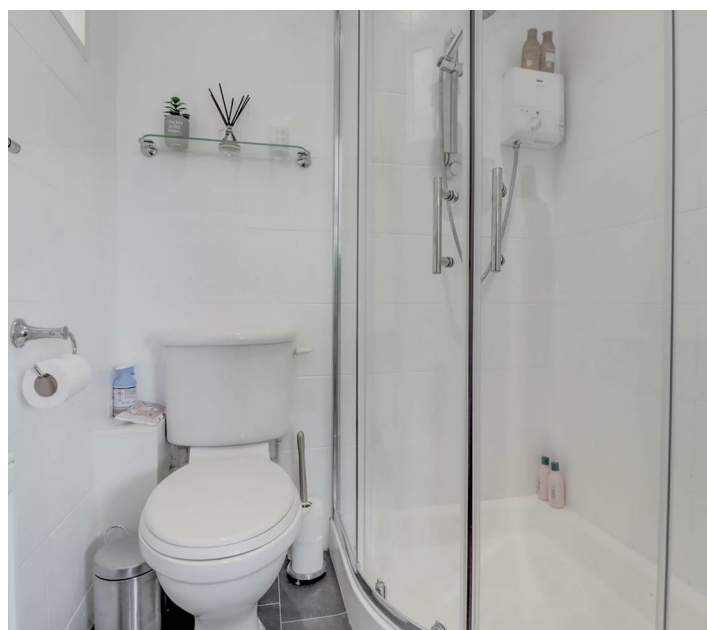
INTEGRAL GARAGE

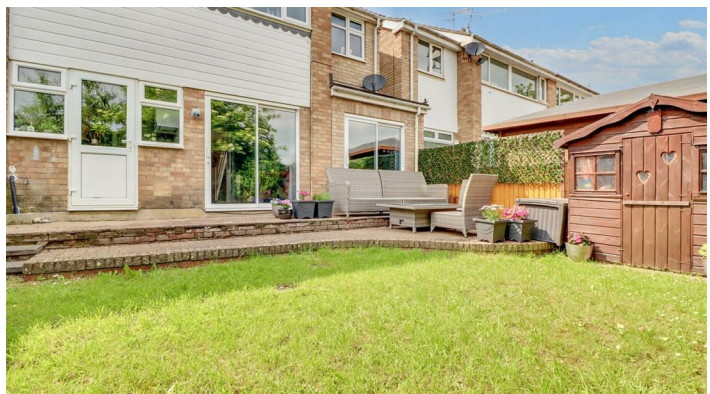
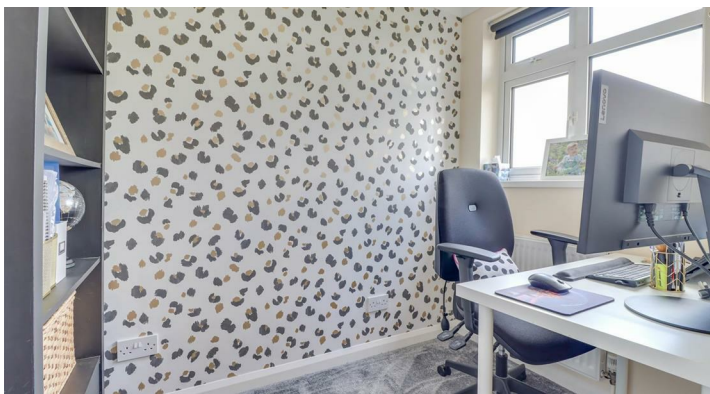
17'2 x 9'

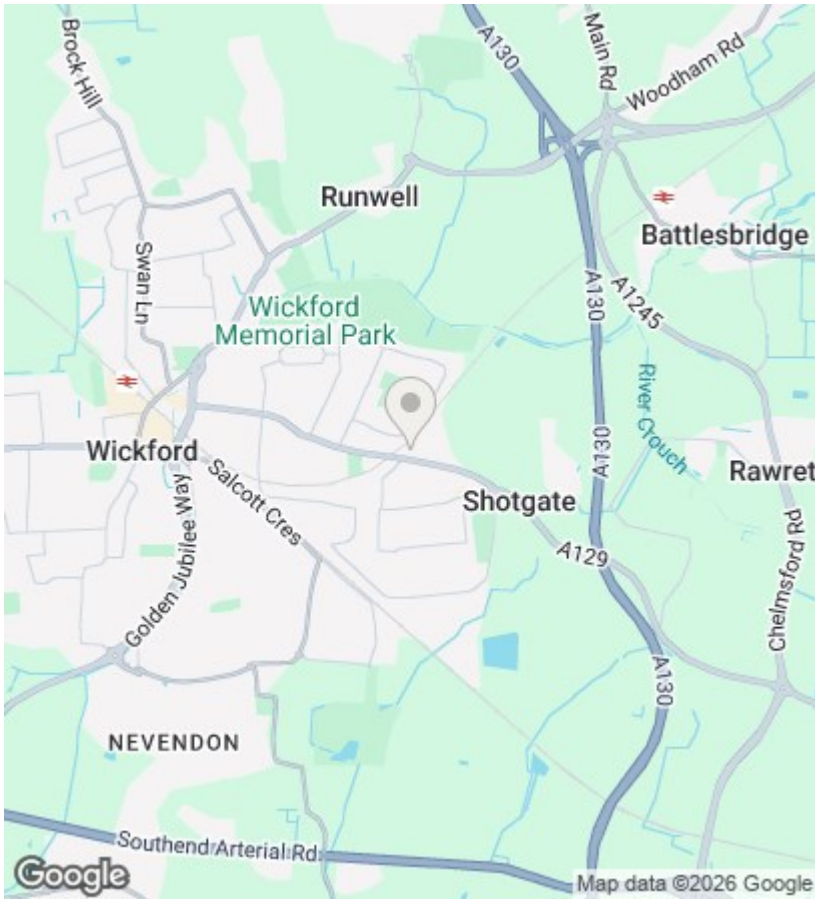
Electric up and over door to front. Power and lighting connected (untested).

DRIVEWAY TO FRONT

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





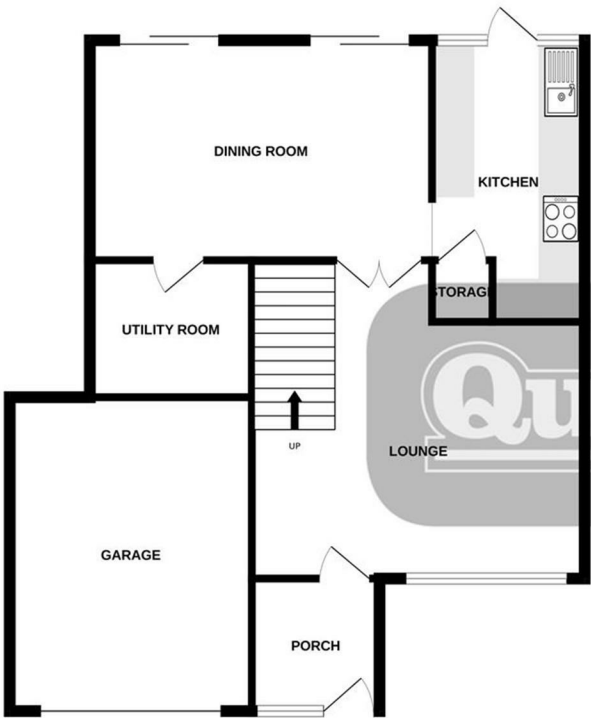


EPC Rating:

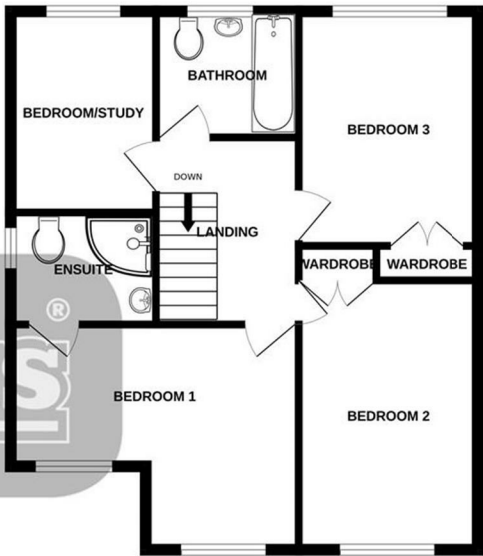
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



FIRST 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.