



## Cartlodge Avenue, Wickford

£370,000

- Lounge 17'2 x 12'
- 3 First Floor Bedrooms
- 70ft Garden to Rear
- Basildon Council Band C
- Kitchen 17'8 x 13'
- Bathroom & Separate WC
- Driveway to Front

3 BEDROOM TERRACED. 70FT GARDEN TO REAR. DRIVEWAY TO FRONT. 17'2 LOUNGE. 17'8 KITCHEN. Situated in an established and residential location within easy access of Wickford memorial park, Beauchamps school and Wickford high street with mainline railway station is this 3 bedroom property benefiting from accommodation including lounge 17'2 x 12', kitchen 17'8 x 13', 3 first floor bedrooms, bathroom and separate WC. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear approaching 70ft and driveway to front providing off street parking.



Council Tax Band: C



Double glazed opaque door to:

#### ENTRANCE PORCH

Double glazed window to front.

#### ENTRANCE HALL

Radiator (untested).  
Coved ceiling.

#### LOUNGE

17'2 x 12'

Double glazed window to front. Double glazed French doors to rear garden. Radiator (untested). Coved ceiling.

#### KITCHEN

17'8 x 13'

Double glazed window to front. Double glazed window and double glazed door to rear garden. Range of refitted base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Peninsula breakfast bar. Recess for range style cooker with extractor fan above (untested). Space for fridge freezer, washing machine and dishwasher. Radiator (untested). Cupboard housing boiler (untested).

#### FIRST FLOOR LANDING

#### BEDROOM ONE

15'8 x 9'8

Two double glazed windows to front. Radiator (untested). Fitted wardrobe cupboards. Access to loft which we understand is part boarded with light (untested).

#### BEDROOM TWO

12' x 9'10

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

#### BEDROOM THREE

8'4 x 7'6

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

#### BATHROOM

Double glazed opaque window to rear. Suite comprising of vanity wash hand basin and panel enclosed bath unit with shower (untested) and rail. Coved ceiling. Radiator (untested). Tiled surround.

#### SEPERATE WC

Double glazed opaque window to rear. Suite comprising of low level WC and wash hand basin. Radiator (untested). Tiled surround.



## REAR GARDEN

approaching 70ft

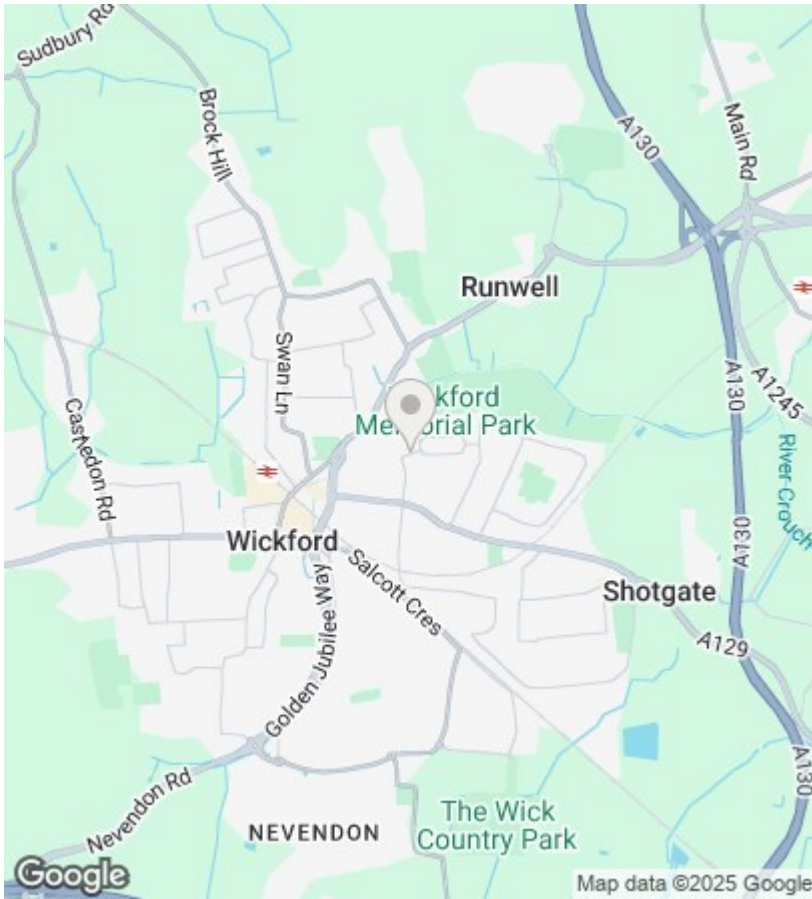
Commencing with extensive paved patio to immediate rear, decking to side with remainder laid to lawn. Covered seating area. Fencing to boundaries. Access via path and gate to side. Summerhouse. Workshop 14'8 x 11'8 with power and light connected (untested). Work bench.

## DRIVEWAY TO FRONT

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







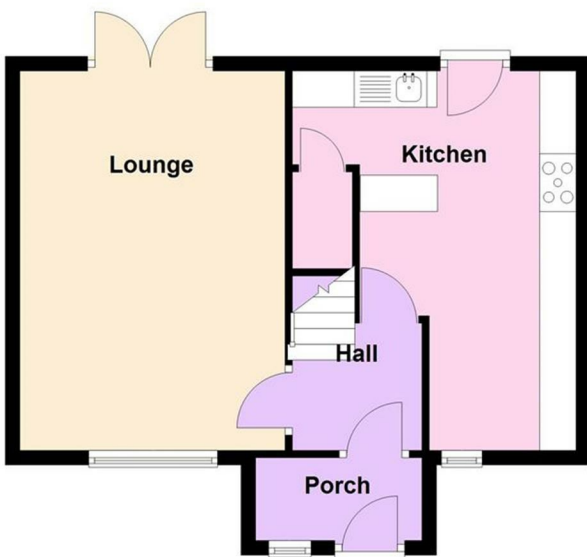
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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	

**Ground Floor**

Approx. 42.8 sq. metres (460.5 sq. feet)



**First Floor**

Approx. 43.1 sq. metres (463.5 sq. feet)

