



Grange Avenue, Wickford

Offers Over £375,000

- Lounge 18'10 x 11'6
- Ground Floor Cloakroom
- 3 First Floor Bedrooms
- Garage & Driveway
- Modernisation Required
- Kitchen/Diner 17'9 x 9'
- Conservatory 19' x 7'
- Southerly Garden to Rear
- No Onward Chain

3 BEDROOM LINK - DETACHED REQUIRING MODERNISTION. NO ONWARD CHAIN. SOUTHERLY GARDEN TO REAR. GARAGE & DRIVEWAY. Situated on the Nevendon Road side of Wickford within easy access of town centre, park and schools is this 3 bedroom detached property requiring modernisation and comprising of accommodation including lounge 18'10 x 11'6, kitchen/diner 17'9 x 9', conservatory 19' x 7', 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property benefits from majority double glazed windows and gas fired radiator heating (untested), southerly garden to rear, garage & driveway providing off street parking. The property is offered with no onward chain.

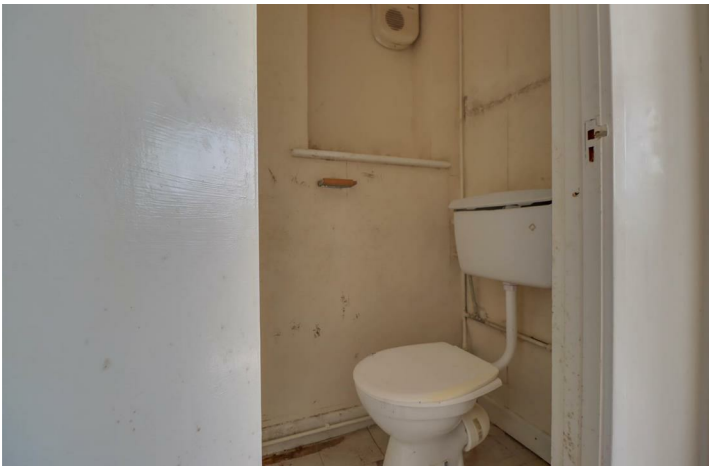
 3

 2

 1

 E

Council Tax Band: E



Part glazed door to:

PORCH

4'9 x 4'3

Window to front. Part glazed door to:

ENTRANCE HALL

Radiator (untested). Stairs to first floor.

GROUND FLOOR

CLOAKROOM

Low level WC. Storage cupboard.

LOUNGE

18'10 x 11'6

Window to front. Mock beam and textured ceiling. Radiator (untested). Feature brick base fireplace with raised hearth and surround (Not tested)

KITCHEN/DINER

17'9 x 9'

Window and French doors to conservatory. Radiator (untested). 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. Space for appliances. Built in oven and hob (appliances untested). Window to rear.

CONSERVATORY

19' x 7'

Double glazed French doors and side windows

to side and rear aspects.

Door to:

STORE ROOM

13' x 6'7

Double glazed window to rear.

FIRST FLOOR LANDING

Window to side.

BEDROOM ONE

11'5 x 11'3

Window to front. Radiator (untested). Built in wardrobes and cupboards.

BEDROOM TWO

13' x 11'4

Double glazed window to rear. Radiator (untested). Mirror fronted wardrobes.

BEDROOM THREE

8'3 x 7'6

Window to front. Radiator (untested). Built in airing cupboard with wall mounted boiler (untested) and water tank.

BATHROOM

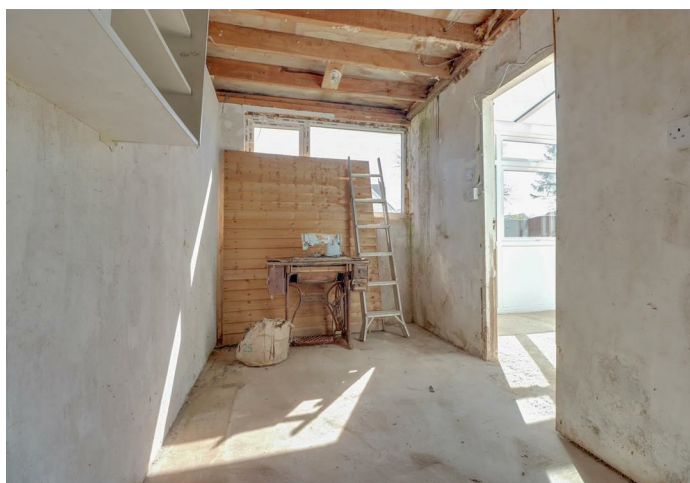
Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Radiator (untested). Tiled surround.

SOUTHERLY GARDEN TO REAR

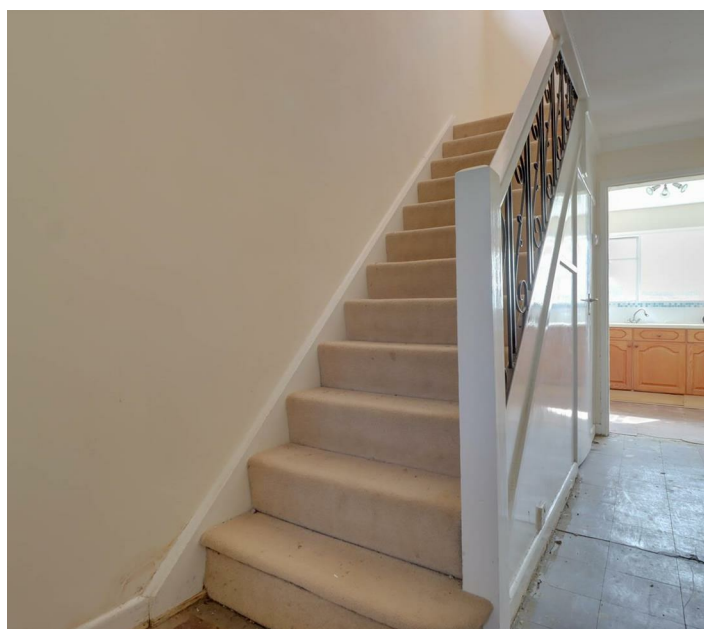
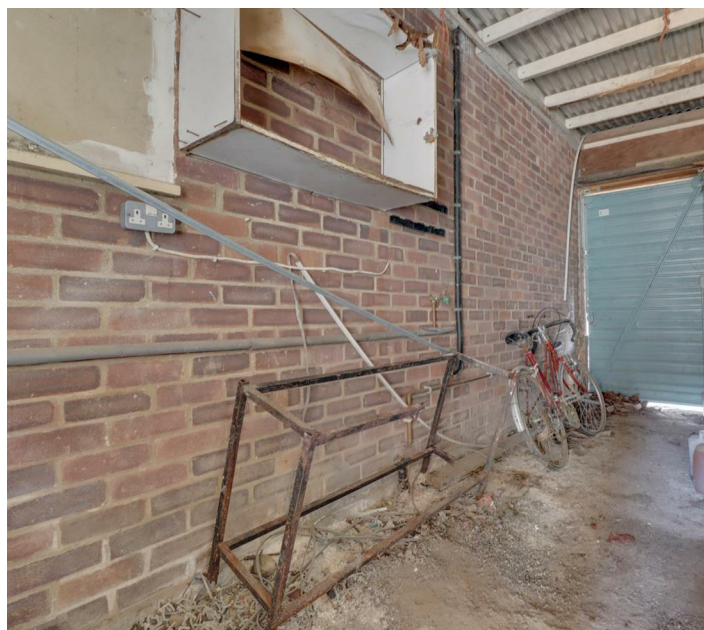
approaching 36ft
Laid to lawn.

GARAGE

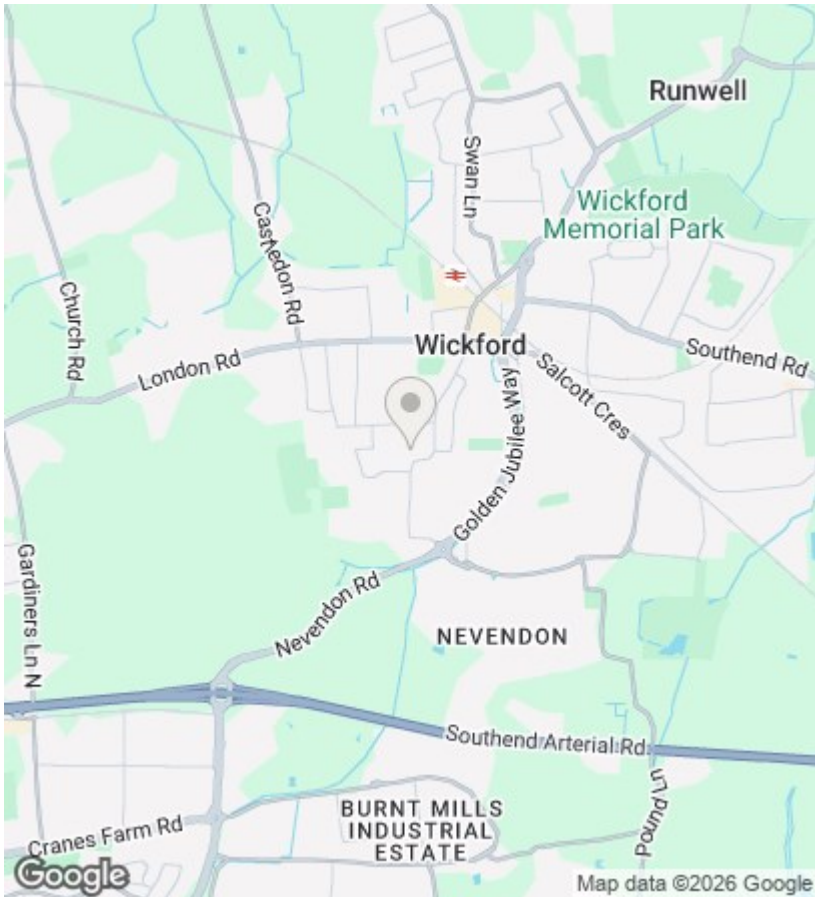
19'3 x 6'11



Up and over door to front.







EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	