



Margarite Way, Wickford

£385,000

- Pleasant Rear Garden
- Kitchen/Diner 19'8 x 11'10
- Three First Floor Bedrooms
- Close to Town Centre & Mainline Station
- Lounge 15'10 x 11'4
- Bathroom & Ground floor Cloakroom
- Integral Garage
- Independent Driveway

3 BEDROOMS. LOUNGE 15'10. KITCHEN/DINER 19'8. PLEASANT REAR GARDEN. INTEGRAL GARAGE. 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 chalet providing spacious accommodation including lounge 15'10 x 11'4, kitchen/diner 19'8 x 11'10, 3 first floor bedrooms, bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, pleasant rear garden and integral garage with independent driveway. Basildon Council Tax Band D. EPC Rating.



Council Tax Band: D



Double glazed opaque entrance door to side:

ENTRANCE HALL

Radiator. Coved ceiling. Stairs to first floor.

CLOAKROOM

Two piece suite comprising of low level WC and wash hand basin.

LOUNGE

15'10 x 11'4

Double glazed window to front. Radiator. Fireplace with surround.

KITCHEN/DINER

19'8 x 11'10

Two double glazed windows to rear, one to side and double glazed door to rear. 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. Built in oven, grill, hob and extractor fan (all untested). Space for fridge freezer, dishwasher and washing machine. Tiling to surround. Radiator.

LANDING

Airing cupboard housing boiler.

BEDROOM ONE

13' x 12'

Double glazed window to front. Radiator. Range of built in wardrobes, drawers and bedside tables.

BEDROOM TWO

13'10 x 9'6

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

BEDROOM THREE

10'10 x 7'6

Double glazed window to rear. Radiator.

SHOWER ROOM

9'6 x 5'6

Opaque double glazed window to side. Three piece white suite comprising of shower cubicle, low level WC and wash hand basin. Tiling to walls. Radiator.

REAR GARDEN

Commencing with decked seating area with remainder being mainly laid to lawn. Fencing to boundaries. Established shrubs to borders. Greenhouse. External tap. Gate to side.

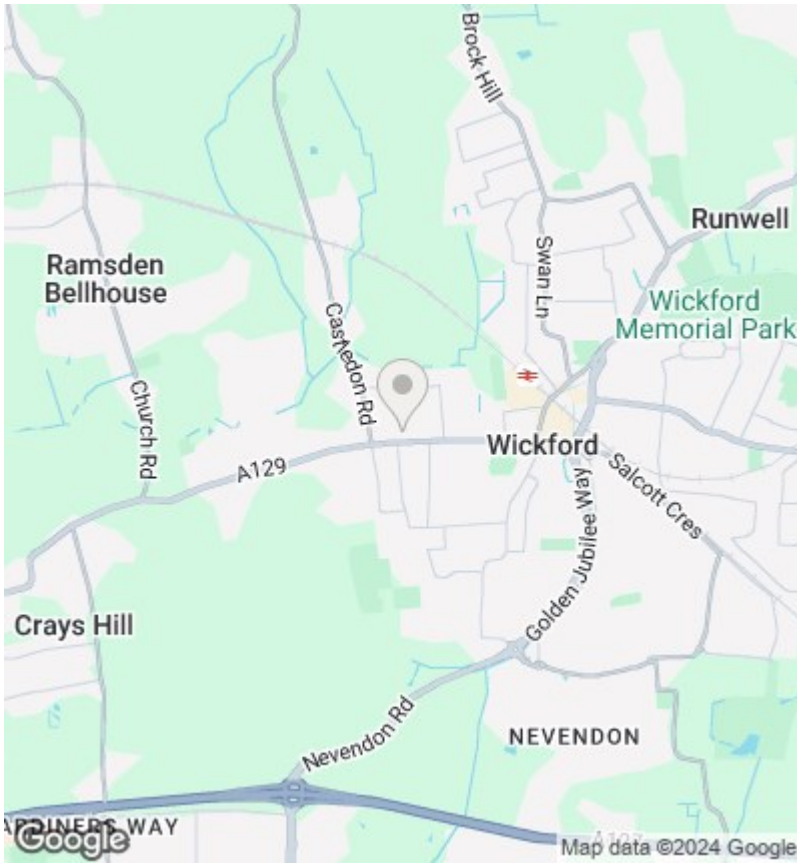
Integral Garage

Up and over door. Power and light connected.

INDEPENDENT DRIVEWAY

Brick block paved driveway to front. Small lawned area with shrubs.



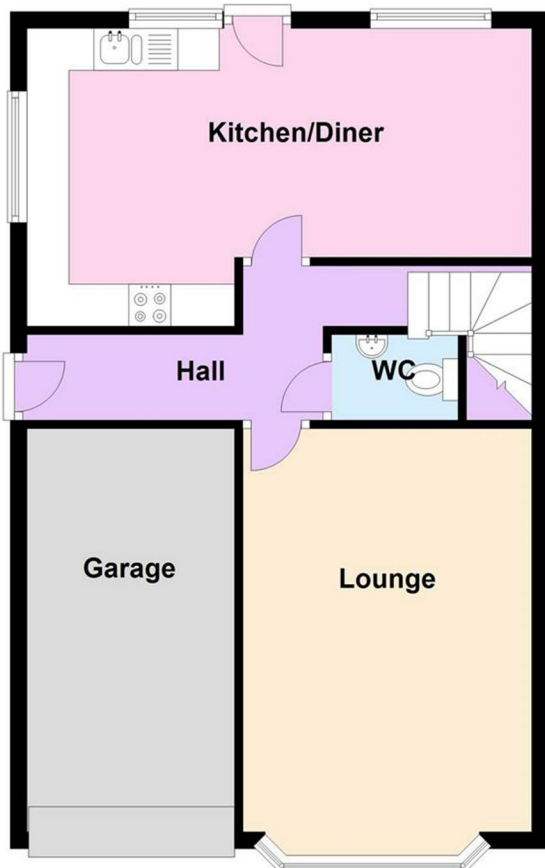


EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 57.7 sq. metres (620.9 sq. feet)



First Floor
Approx. 45.3 sq. metres (487.4 sq. feet)

