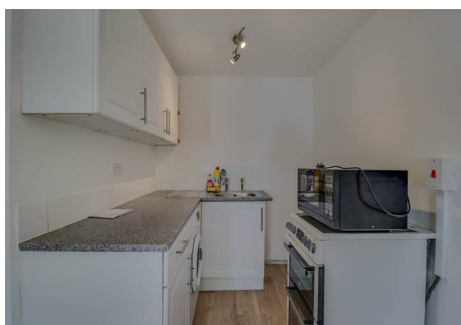




Beauchamps Drive, Wickford

Asking Price £225,000

- ONE BEDROOM
- FREEHOLD
- GARDEN
- COUNCIL TAX BAND B
- NO SERVICE CHARGE -- NO GROUND RENT
- HOUSE
- ALLOCATED PARKING
- CHAIN FREE
- SOUGHT AFTER LOCATION

Situated in a quiet sought after location we are delighted to have been favoured with the instruction to market this one bedroom Freehold starter home ideally suited to first time buyers. the property is within walking distance to local amenities and the scenic grounds of Wickford memorial park with the added benefits include allocated parking, garden and is being sold as a chain free transaction.



Council Tax Band: B



ENTRANCE

Enter through Composite opaque glass panelled door into Lobby, sliding door leading to bathroom, storage cupboard, internal wooden glass panelled door into open plan lounge/kitchen

LOUNGE/KITCHEN

19'1 x 10'2

Laminate flooring, radiator. fitted wall & base units with roll top work surfaces, stainless steel sink & drainer with mixer tap. carpeted stairs to upper level bedroom, double glazed window to side aspect.

BEDROOM

12'11 x 9'2

Carpeted flooring, radiator, double glazed window to front aspect.

BATHROOM

6'5 x 5'6

Tiled flooring with part tiled walls, three piece bathroom suite consisting of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, heated towel rail and opaque double glazed window to front aspect.

GARDEN

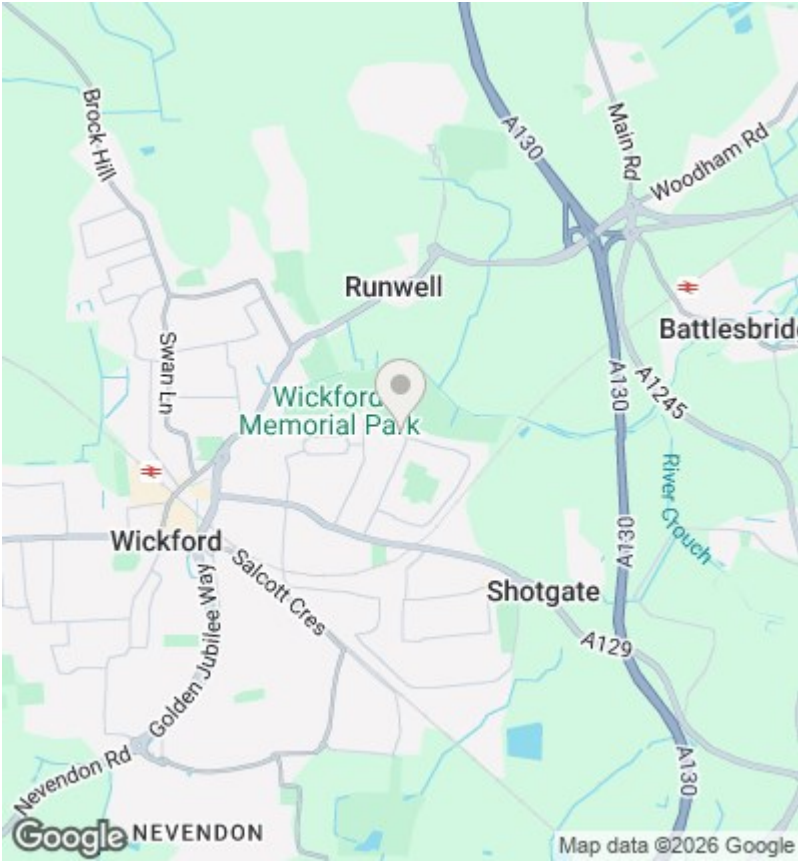
LAWNED GARDEN SECTION TO FRONT AND SIDE.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures,

fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(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