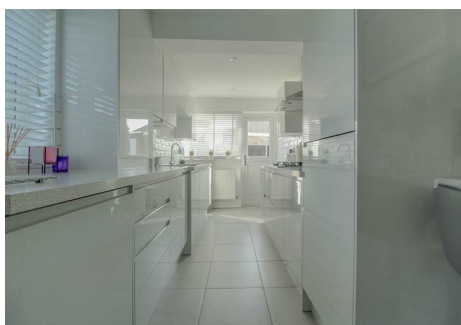




## Deirdre Avenue, Wickford

£485,000

- Lounge 18'10 x 10'
- Bedroom 1 13' x 12'
- Bathroom & En-suite
- Wide Corner Plot
- Air conditioning
- Kitchen/Breakfast Room 16'8 x 7'4
- Bedroom 2 12' x 9'10
- Bedroom 3 17'8 x 13'
- Refurbished Throughout
- Studio type annexe in rear garden

Situated in a sought after and established location on the London Road side of Wickford set within walking distance of town centre and mainline station is this refurbished throughout 3 bedroom semi-detached property benefitting from accommodation including lounge 18'10 x 10', kitchen/breakfast room 16'8 x 7'4, 2 ground floor bedrooms, bathroom, first floor bedroom with en-suite. The property's specification includes double glazed windows and gas fired radiator heating (untested) wide corner plot with summerhouse and ANNEXE.



Council Tax Band: C



Double glazed door to:

#### ENTRANCE HALL

Tiling to floor.

Downlighters to ceiling.

Radiator (untested).

#### BEDROOM ONE

13'0" x 12'0"

Double glazed bay window to front. Radiator (untested).

#### BEDROOM TWO

12'0" x 9'10"

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards.

#### BATHROOM

Double glazed opaque window to rear. Refitted suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and rail. Tiling to floor and walls. Chrome radiator/rail (untested).

#### KITCHEN/BREAKFAST ROOM

16'8" x 7'4"

Double glazed windows to side and rear. Double glazed door to rear garden. Range of Hi-gloss refitted base and wall mounted units providing drawer and cupboard space with work top surface extending to

incorporate inset sink unit with cupboard beneath. Breakfast bar. Integrated appliances (untested). Tiling to floor and surround. Built in oven, hob and extractor fan above (all untested).

#### LOUNGE

18'10" x 10'0"

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

#### FIRST FLOOR LANDING

Double glazed window to rear. Doors to:

#### BEDROOM THREE

17'8" x 13'0"

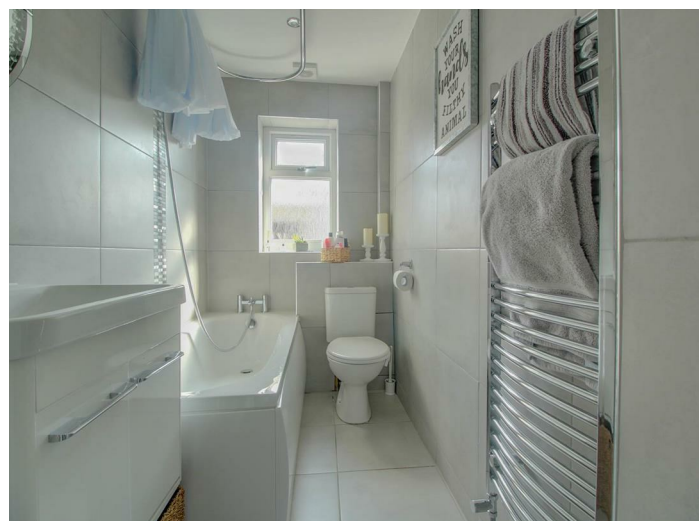
Double glazed window to rear. Double glazed Velux style window to side. Radiator (untested). Fitted wardrobe cupboards. Access to eaves.

#### EN-SUITE

Low level WC, vanity wash hand basin and shower cubicle. Radiator/rail (untested). Tiling to floor and surround. Extractor fan (untested).

#### REAR GARDEN

The property benefits from a wide corner plot designed for easy maintenance commencing with block paved patio to

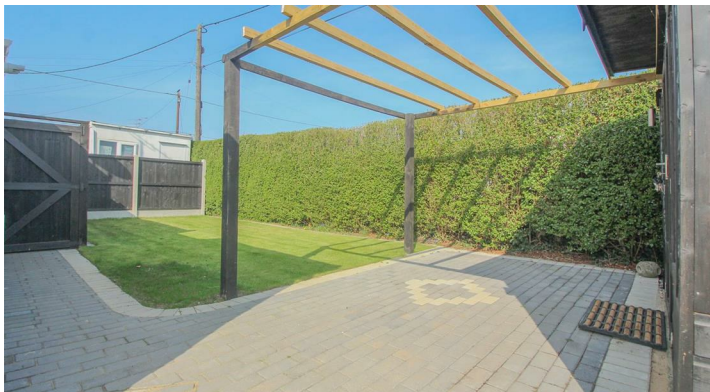


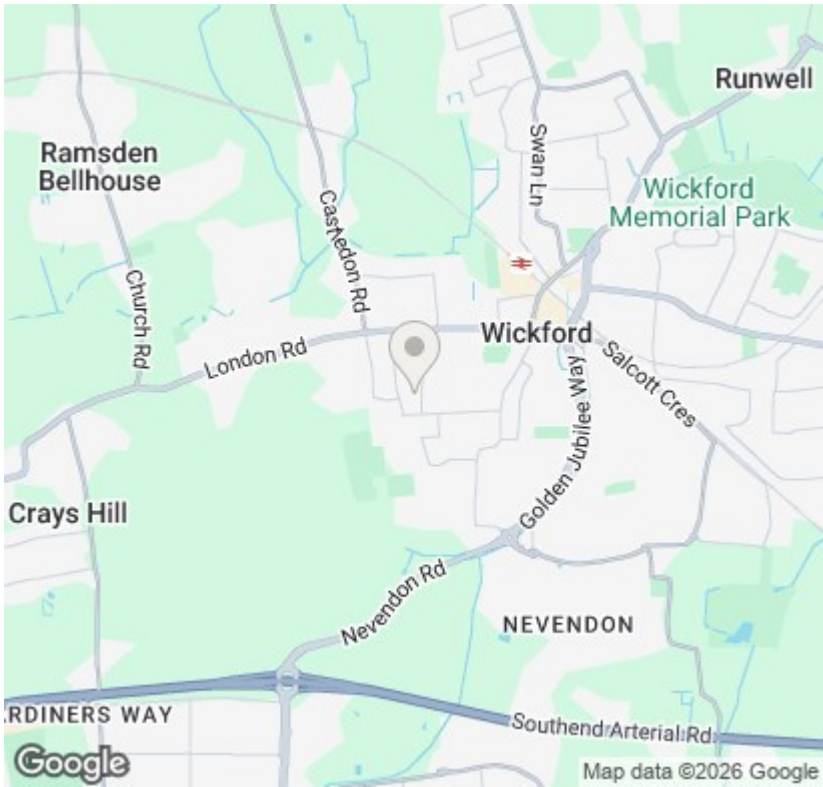
immediate rear with remainder laid to lawn.  
Summerhouse.

#### DETACHED STUDIO ANNEXE

Converted to self contained 1 bedroom annexe with kitchenette and wet room with underfloor heating and air conditioning. Currently used as air bnb







EPC Rating:  
E

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   |                                                                                                             | 65        |
| (39-54) E                                   | 39                                                                                                          |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

