



Ramsey Chase, Wickford

£415,000

- Lounge 14'2 x 11'8
- Bedroom 1 10'8 x 9'4
- Bedroom 3 8'4 x 6'10
- Detached Garage
- Kitchen/Diner 17'4 x 9'8
- Bedroom 2 12'2 x 8'10
- Garden to Rear
- Close to Schools

Situated in a popular residential location within easy access of local shops, school and park land is this Robert Leonard built 3 bedroom semi-detached house benefiting from wider than average rear garden due to the corner position and providing accommodation including extended porch, lounge 14'2 x 11'8, attractive kitchen/diner with Quartz tops 17'4 x 9'8, 3 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), larger than average garden to rear and detached garage with parking to front.

3     D

Council Tax Band: D



Double glazed opaque door to:

ENTRANCE HALL

Double glazed window to front. Laminate finish to floor. Radiator (untested).

LOUNGE

14'2 x 11'8

Double glazed window to front. Radiator (untested). Under stairs storage cupboard. Laminate finish to floor extending to:

KITCHEN/DINER

17'4 x 9'8

Double glazed window to rear. Double glazed French doors to rear garden. Range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated fridge freezer, washing machine and dishwasher (all appliances untested). Built in double oven/microwave, induction hob and extractor fan above (all untested). Cupboard housing gas fired boiler (untested) Coved ceiling. Radiator (untested). Laminate finish to floor.

FIRST FLOOR LANDING

Double glazed window to

side. Access to loft. Airing cupboard.

BEDROOM ONE

10'8 x 9'4

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

BEDROOM TWO

12'2 x 8'10

Double glazed window to front. Radiator (untested). Recess with hanging rail and storage.

BEDROOM THREE

8'4 x 6'10

Double glazed window to front. Radiator (untested). Coved ceiling. Over stairs shelf. wood effect laminate floor covering

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, dual vanity wash hand basins and panel enclosed bath unit with shower (untested) and screen. Illuminated mirror. Built in speaker (untested). Extensive tiling to floor and walls.

REAR GARDEN

The property benefits from wider than average rear garden due to end plot. Commencing with paved patio with decked



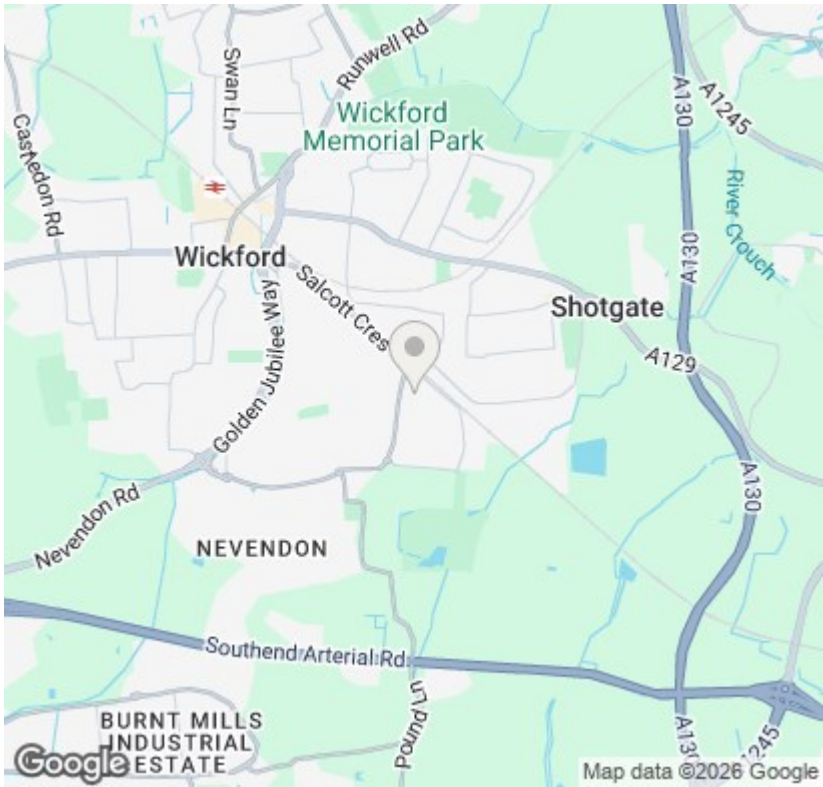
area with remainder laid to lawn. Fencing to side and rear boundaries.

DETACHED GARAGE

Up and over door to front. Power and light connected (untested). Storage space in eaves. Parking to front.







EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

