



Laurel Avenue, Wickford

£250,000

- Living Room 13'2 X 10'2
- Kitchen 8'10 x 8'10
- Bathroom
- CASH BUYERS ONLY
- Dining Room 10' x 9'6
- 3 First Floor Bedrooms
- Garden and Garage to Rear
- COMPLETE MODERNISATION REQUIRED

Situated in a popular and established location on the London Road side of Wickford close to town centre and mainline station is this 3 bedroom semi-detached property requiring full modernisation with accommodation including living room 13'2 x 10'2, dining room 10' x 9'6, 3 first floor bedrooms and bathroom. The property's specification includes majority double glazed windows and gas fired radiator heating, garden to rear and garage. The property is offered with no onward chain. Please note that this property is not habitable and may suitable for CASH BUYERS ONLY.



Council Tax Band:

Part glazed door to:

ENTRANCE PORCH

Opaque windows to front and side. Opaque glazed door to:

ENTRANCE HALL

Radiator. Under stairs recess.

LIVING ROOM

13'2 x 10'2

Window to front. Radiator. Gas fire. Back boiler.

DINING ROOM

10' x 9'6

French doors to rear garden. Window to rear. Radiator.

KITCHEN

8'10 x 8'10

Window and door to rear. Units damaged due to ceiling collapse.

FIRST FLOOR LANDING

Double glazed opaque window to side. Access to loft. Airing cupboard.

BEDROOM

10'8 x 6

Double glazed window to front. Radiator. Over stairs cupboard.

BEDROOM

10'8 x 10'4

Double glazed window to front. Fitted wardrobe cupboards.

BEDROOM

10'6 x 6'4

Window to rear. Built in cupboard. Radiator. Ceiling collapsed.

BATHROOM

Double glazed opaque window to rear. Three piece suite. Radiator. Extensive tiled surround.

REAR GARDEN

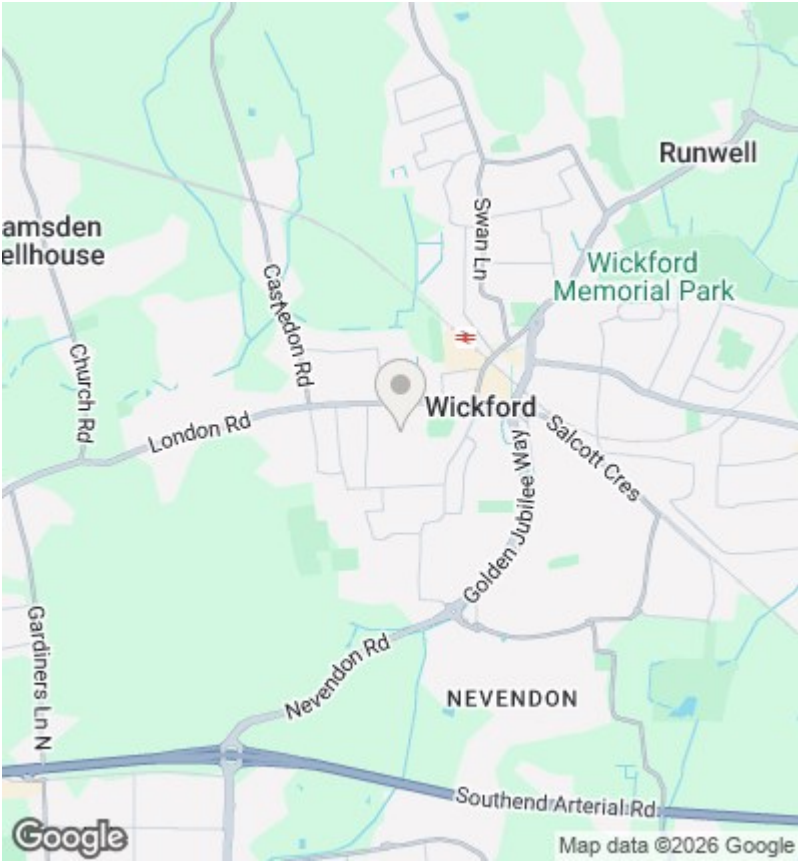
Overgrown.

GARAGE TO REAR

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.

CASH BUYERS ONLY -
COMPLETE REFURB
REQUIRED



EPC Rating:

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