



Tangmere Close, Wickford

Asking Price £395,000

- Living Room 14'10 x 13'4
- 2 Ground Floor Bedrooms
- 3 First Floor Bedrooms
- Garden to Rear
- Kitchen/Diner 14'11 x 10'4
- Wet Room Shower
- Bathroom
- Driveway to Front

4 BEDROOM SEMI-DETACHED. GARDEN TO REAR. DRIVEWAY TO FRONT. 14'10 LIVING ROOM. 14'11 KITCHEN/DINER.

 4

 2

 2

 C

Council Tax Band: D



Double glazed opaque door to:

ENTRANCE HALL

Double glazed opaque window to front.
Radiator.

LIVING ROOM

14'10 x 13'4

Double glazed half bay window to front.
Radiator. Coved ceiling.
Under stairs cupboard.
Laminate finish to floor.

KITCHEN/DINER

14'11 x 10'4

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, hob and extractor fan. Space for fridge freezer and wine store.

REAR HALL

Double glazed door to side. Radiator.

BEDROOM FOUR

11' x 9'8

Double glazed French doors and panelling to rear. Laminate finish to floor. Radiator.

WET ROOM SHOWER

9' x 7'

Double glazed opaque window to rear. Suite comprising of low level

WC, wash hand basin and shower cubicle. Radiator.
Internal door to:

UTILITY/BOILER ROOM

Space for washing machine and tumble dryer.
Gas fired boiler.

BEDROOM/STUDY

13' x 7'6

Double glazed window and double glazed door to front. Radiator. Access to second floor.

FIRST FLOOR LANDING

Built in storage cupboard.
Additional loft space.

BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and rail. Tiled surround.
Radiator.

BEDROOM

9'8 x 8'8

Double glazed window to rear. Radiator.

BEDROOM

Double glazed window to front. Radiator.

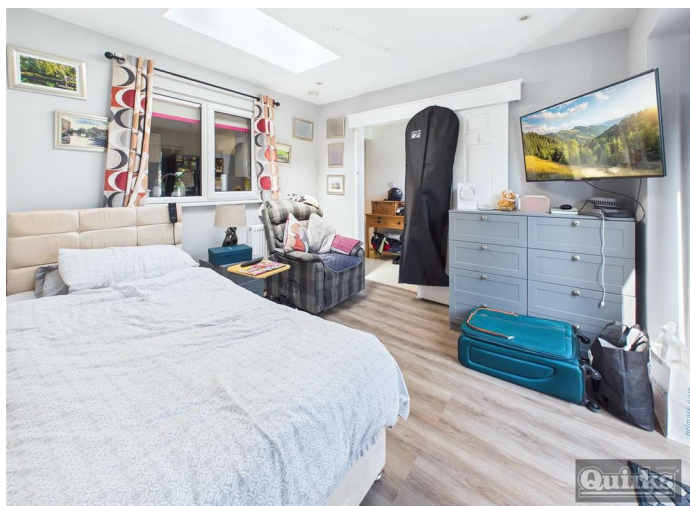
BEDROOM

8'8 x 6'

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

REAR GARDEN

Comprising of decking to



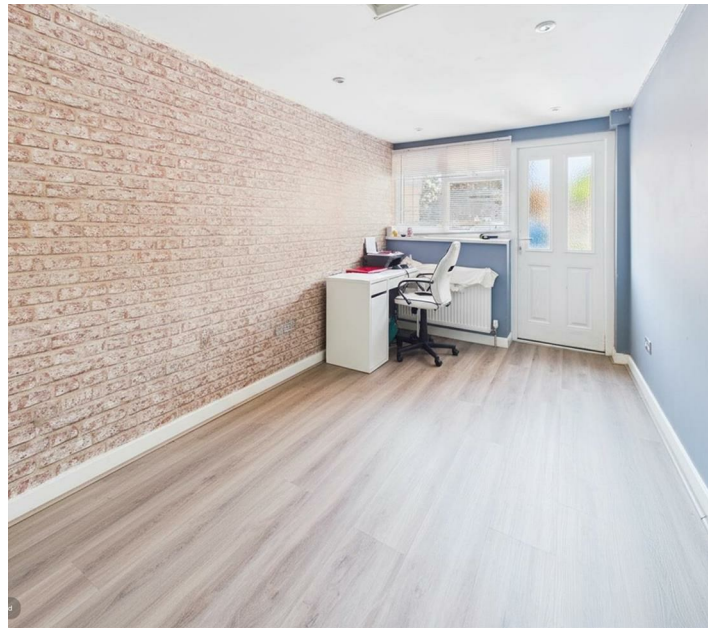
rear. Fencing to side and rear boundaries.
External tap and light. Shed. Hot tub possibly to remain.

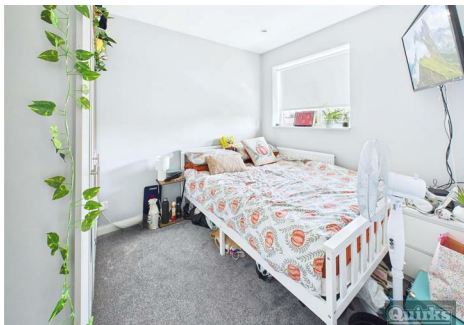
DRIVEWAY TO FRONT

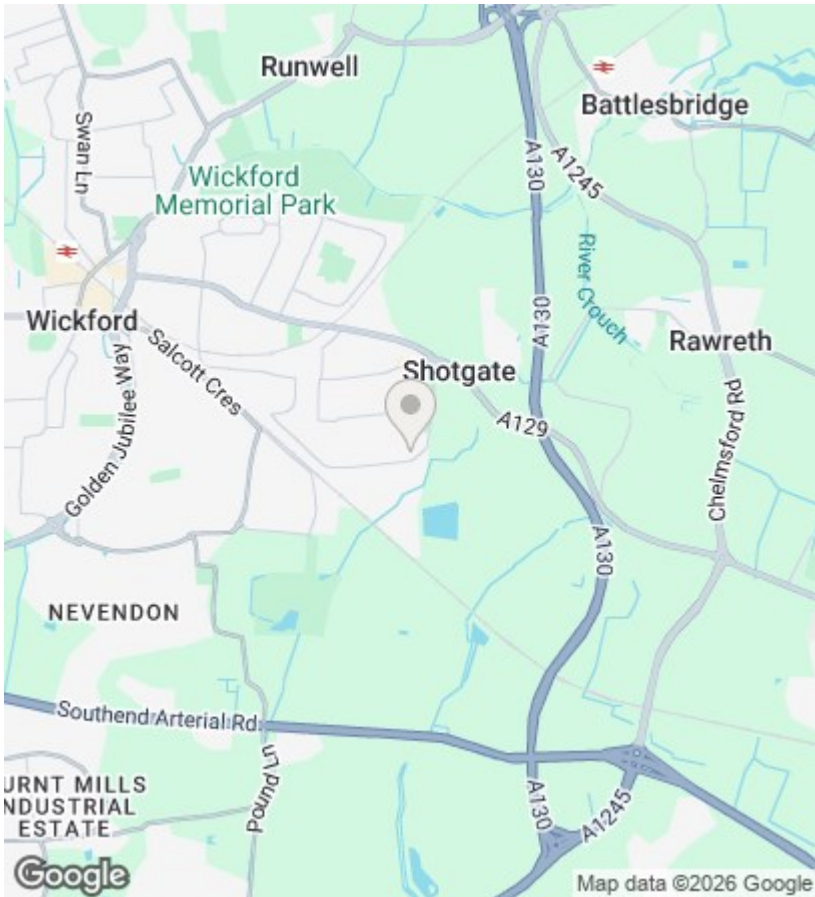
The property benefits from driveway to front providing off street parking.

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		85
(81-91) B		
(69-80) C	75	
(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 

