Quirk & Partners®

Quirks









Russell Gardens, Wickford

Offers In The Region Of £315,000

- CHARACTER TERRACED HOUSE
- LIVING ROOM 13' X 13'
- KITCHEN 8'6 X 7'6
- FIRST FLOOR CLOAKROOM
- 3 GENEROUS BEDROOMS
- DINING ROOM 13' X 10'10
- GROUND FLOOR BATHROOM
- GARAGE & PARKING TO REAR

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CHARACTER TERRACED HOUSE SET WITHIN EASY ACCESS OF TOWN AND STATION. LIVING ROOM 13' X 13'. DINING ROOM 13' X 10'10, KITCHEN 8'6 X 7'6, GROUND FLOOR BATHROOM. 3 DOUBLE BEDROOMS AND FIRST FLOOR CLOAKROOM.

3 1 2 D

Council Tax Band: C







ENTRANCE PORCH
Part glazed door to:

LIVING ROOM
13' x 13'
Window to front, double radiator, fireplace, picture and dado rail finish to walls.

INNER HALL
Stairs to first floor.

DINING ROOM
13' x 10'10
Window to rear. Radiator. Fireplace. Under stairs recess.

KITCHEN
8'6 x 7'6
Window and door to side. Range of base and wall units. Worktops and sink unit with space for cooker and fridge.

GROUND FLOOR BATHROOM
Window to rear with 4 piece suite comprising of low level W.C., wash hand basin, bath and shower cubicle. Radiator. Cupboard housing gas boiler.

FIRST FLOOR LANDING

BEDROOM 1
13' x 11'2
Window to front. Radiator. Built-in cupboard.

BEDROOM 2
11' x 10'
Window to rear. Radiator.

BEDROOM 3
10' x 8'
Window to rear. Radiator.

FIRST FLOOR CLOAKROOM
Opaque window to side. Low level W.C. and wash hand basin.

REAR GARDEN
Paved patio and lawn. Covered seating area. Outside tap. Gate to rear.

UTILTY ROOM
7'8 x 5'6
External access from garden with windows to side and rear. Space for appliances. Storage cupboards.

AGENTS NOTE
In 1992 the rear of the property was underpinned following an insurance claim for subsidence caused by a tree, which has since been removed. The underpinning is uncertified and there is no guarantee. In 2005 the sellers commissioned an independent structural survey by Mr Paul Hudson I.Eng A.M.I.Struct.E of Springfields, which found no further movement at that time. The sellers advise that there have been no further claims, and that their buildings insurance premiums were loaded until 2005. The property is currently







insured with the AA at approximately £400 a year. Copies of the claim records and the 2005 survey are available on request.

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.











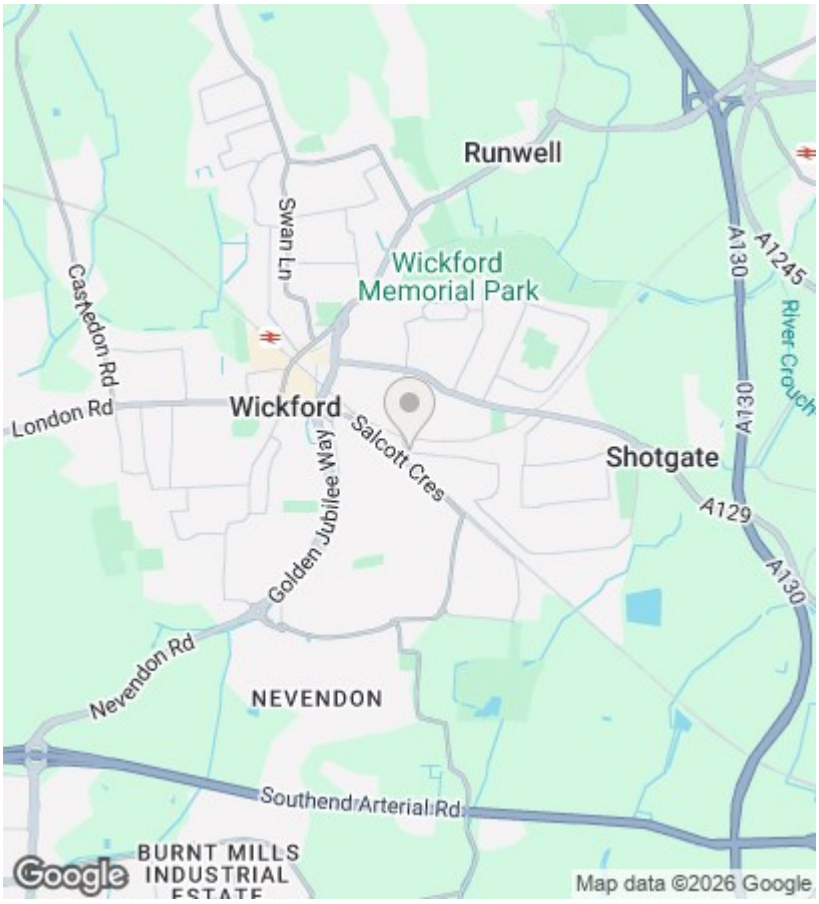






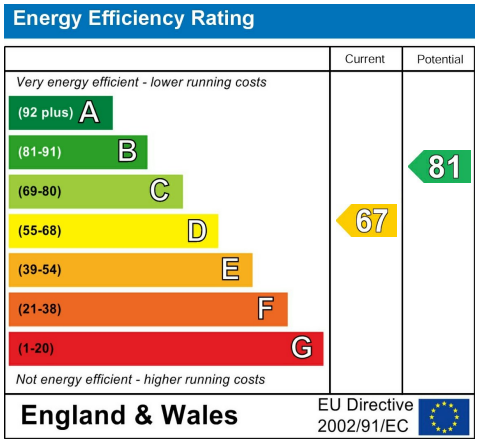






EPC Rating:

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