



Church End Avenue, Runwell, Wickford

£485,000

- NEWLY REFURBISHED THROUGHOUT
- BEDROOM 11' x 10'10
- NEW BATHROOM - NEW 4 PIECE SUITE
- 90' LANDSCAPED WESTERLY GARDEN
- BEDROOM 13' x 11'
- BEDROOM 10'8 x 7'6
- NEW 17'6 KITCHEN/BREAKFAST ROOM
- GARAGE - OWN DRIVEWAY

NEWLY REFURBISHED 3 BEDROOM BUNGALOW IN THE RUNWELL AREA OF WICKFORD. NEW KITCHEN AND BATHROOM WITH 4 PEICE SUITE. 14'6 LIVING ROOM. 21'10 HALLWAY. 17'6 KITCHEN/BREAKFAST ROOM. 90' NEWLY TURFED GARDEN. GARAGE TO SIDE. VIEWING A MUST. NO ONWARD CHAIN. Situated in the sought after Runwell area of Wickford is this newly refurbished link detached bungalow benefitting from 3 bedrooms, 21'10 Entrance Hall, newly fitted bathroom with 4 piece suite, newly fitted 17'6 Kitchen/Breakfast room with integrated fridge/freezer, dishwasher and oven hand hob. The property further benefits from newly landscaped westerly rear garden with new turf and extensive sandstone patio. The property further benefits from alarm and is offered with NO ONWARD CHAIN.



Council Tax Band: D



**SPACIOUS ENTRANCE
HALL**

21'10"
Radiator (untested).
Downlighters to ceiling.
Access to loft with light
and ladder. Built-in
storage cupboard.

BEDROOM 1

13' x 11'
Double glazed window to
front. Radiator
(untested).

BEDROOM 2

11' x 10'10" max
Double glazed window to
front. Radiator
(untested).

BEDROOM 3

10'8" x 7'7"
Double glazed window to
side. Radiator
(untested).

NEW

**BATHROOM/SHOWER
ROOM**

8'10" x 5'6"
Double glazed window to
side. Radiator/rail
(untested). New 4 piece
suite with Bath and
Shower cubicle. Vanity

wash hand basin and low
level W.C. Tiled
surround. Extractor fan
(untested).

LIVING ROOM

14'6" x 14'
Double glazed window to
side and Double glazed
French doors and
windows to rear.
Radiator (untested). T.V.
and satellite point
(untested). Coving to
ceiling.

**KITCHEN/BREAKFAST
ROOM**

17'6" x 8'4" max
Double glazed windows
to rear and side. Double
glazed door to garden.
Newly fitted range of
base and wall units
providing drawer and
cupboard space. Built-in
oven and hob,
fridge/freezer and
dishwasher (all
appliances untested).
Cupboard housing space
for washing machine and
tumble dryer.
Downlighters to ceiling.
Tiled surround. Breakfast
bar. Radiator (untested).



LANDSCAPED WESTERLY REAR GARDEN

approaching 90'

The garden has been newly turfed with extensive sandstone patio to rear extending to sides. New fencing with outside lights, tap and power point (all untested). New gate to side.

ATTACHED GARAGE

Gate to rear and double doors to front.

GRAVEL DRIVEWAY

Own drive to front providing off street parking.

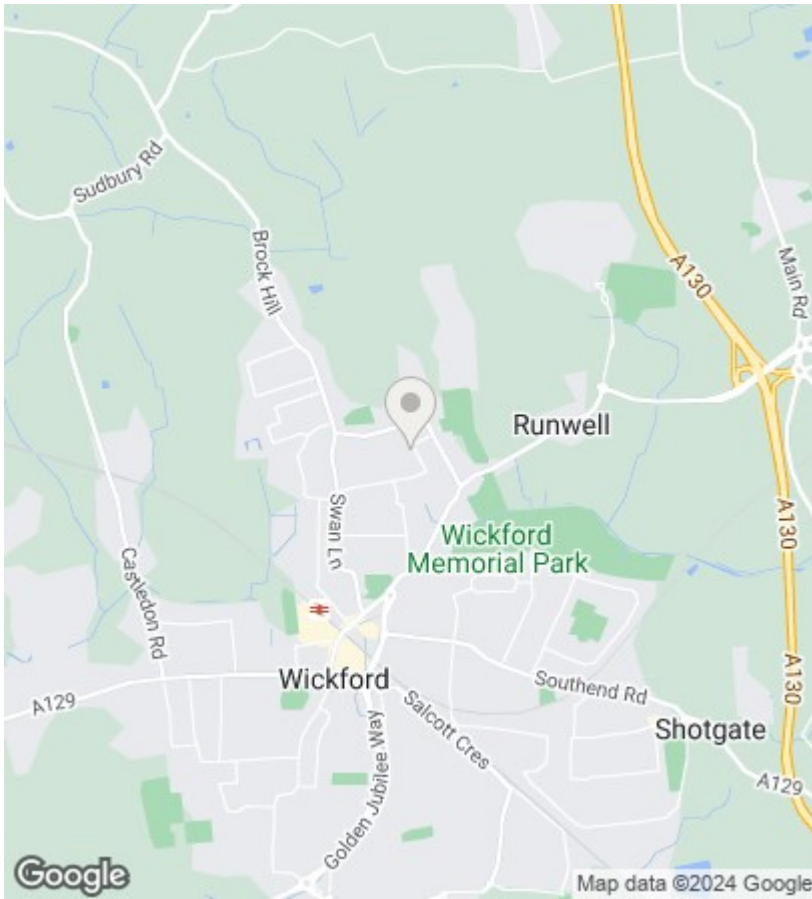
NEWLY REFURBSIHED THROUGHOUT

The property has been improved through out including re-wiring, new alarm, new kitchen and bathroom and an early viewing is strongly recommended.

NO ONWARD CHAIN







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 