

## Church End Avenue, Runwell, Wickford

£480,000

- 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

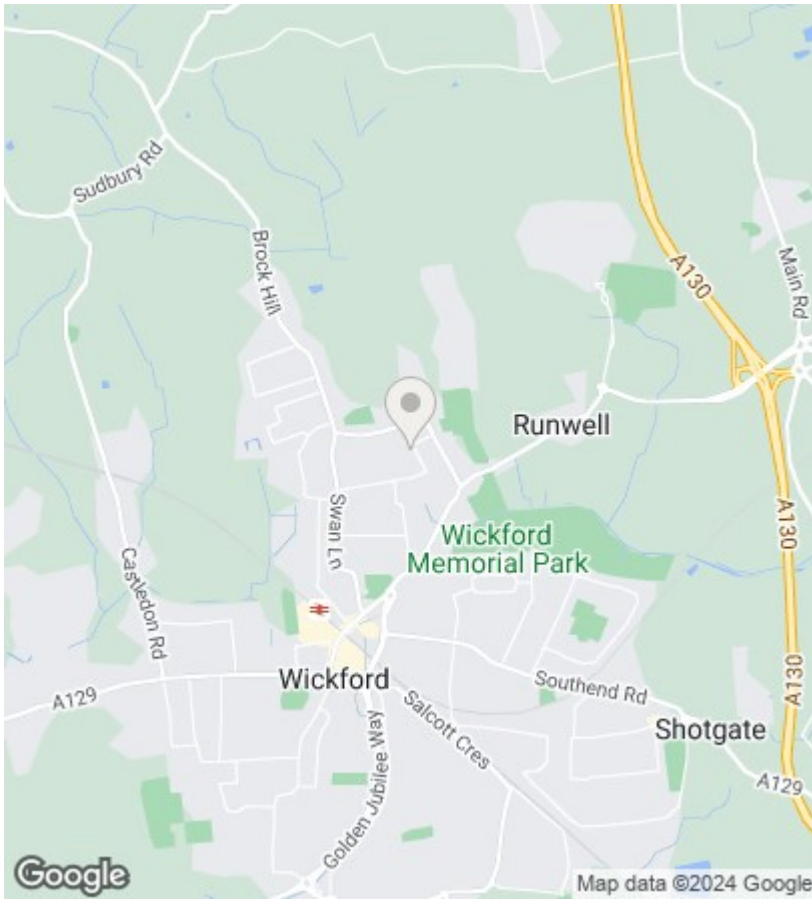
The property has been improved through out including re-wiring, new alarm, new kitchen and bathroom and an early viewing is strongly recommended.

#### NO ONWARD CHAIN









EPC Rating:

D

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