



## Nevendon Road, Wickford

Offers Over £450,000

- Lounge/Diner 28'4 x 12'4
- Bedroom 1 13'4 x 11'10
- Shower Room
- Attached Garage
- Kitchen/Diner 22'8 x 10'
- Bedroom 2 12'8 x 11'4
- Garden to Rear
- Driveway

2 BEDROOM DETACHED BUNGALOW. 28'4 LOUNGE/DINER. 22'8 KITCHEN/DINER. ATTACHED GARAGE & DRIVEWAY.



Council Tax Band: D



Double glazed opaque door to:

#### SPACIOUS ENTRANCE HALL

Radiator (untested). Coved ceiling. Access to loft which we understand is part boarded with light (untested). Laminate finish to floor. Electric meters in storage cupboard.

#### BEDROOM ONE

13'4 x 11'10

Double glazed bay window to front with shutters. Radiator (untested). Coved ceiling.

#### BEDROOM TWO

12'8 x 11'4

Double glazed window to side. Radiator (untested). Fitted wardrobe cupboards.

#### LOUNGE/DINER

28'4 x 12'4

Double glazed windows to front and side with shutters. Further double glazed window to side with blinds to remain. Double glazed patio doors to rear garden. Two radiators (untested). Coved ceiling.

#### KITCHEN/DINER

22'8 x 10'

Two double glazed windows to side with blinds to remain. Double glazed patio doors to rear

garden. 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. Upright larder cupboard. Built in oven, hob and extractor fan above (all untested). Cupboard housing washing machine. Space for fridge/freezer. Cupboard housing boiler which we have been advised was installed in 2023. Coved ceiling with downlighters.

#### SHOWER ROOM

7'9 x 5'10

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and frameless shower shower cubicle. Heated chrome towel rail (untested). Extensive tiling to floor and walls. Extractor fan (untested). Downlighters to ceiling.

#### REAR GARDEN

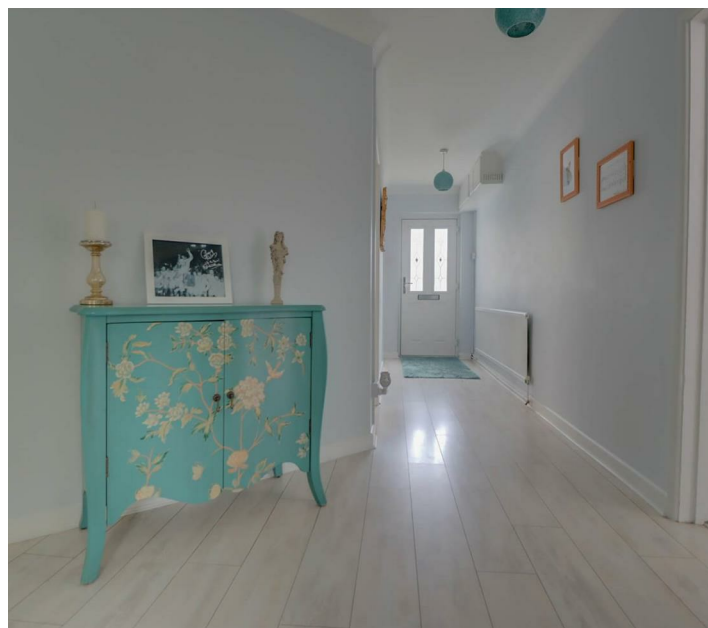
Commencing with blocked paved patio to rear with remainder laid to lawn. 2 sheds. Access to adjacent side.

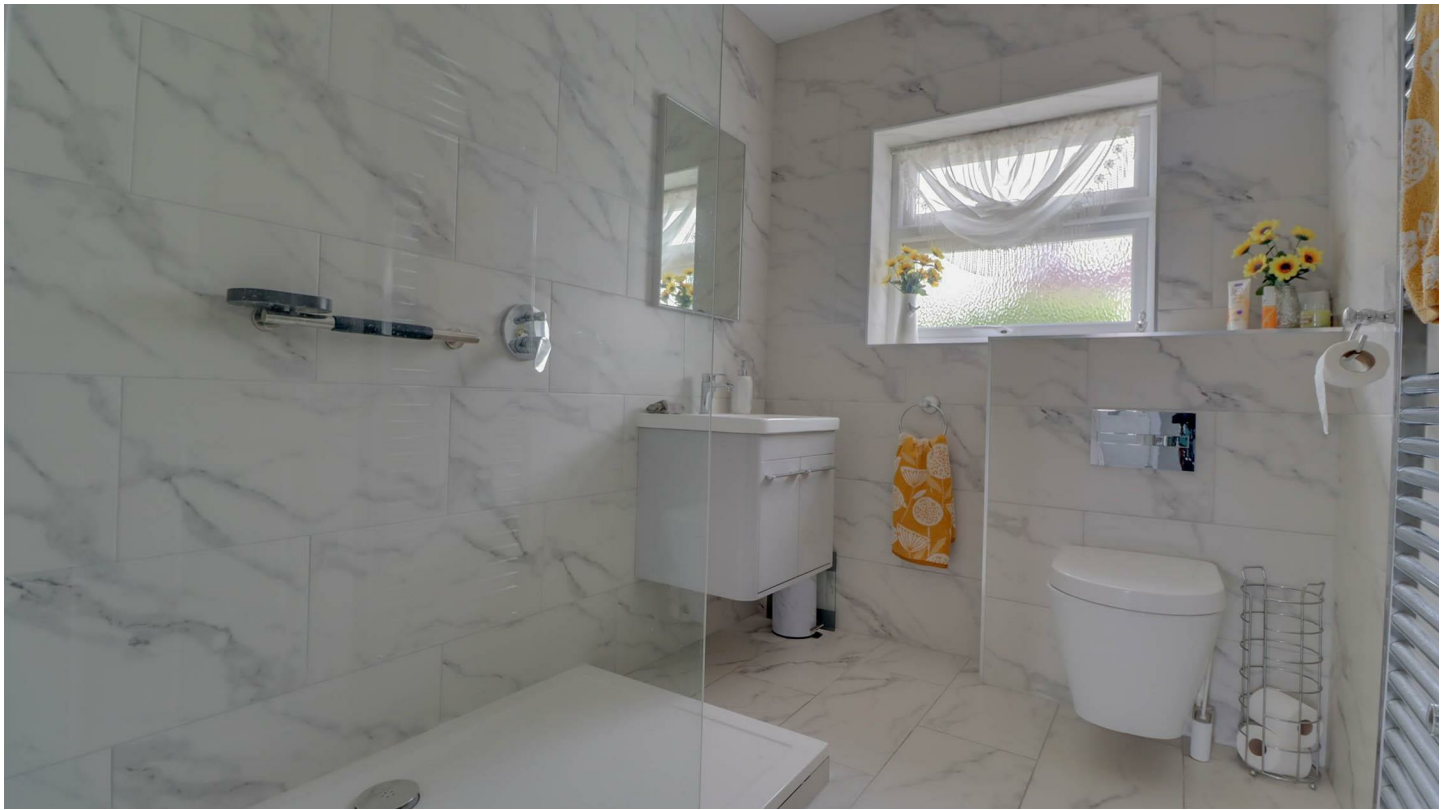
#### ATTACHED GARAGE

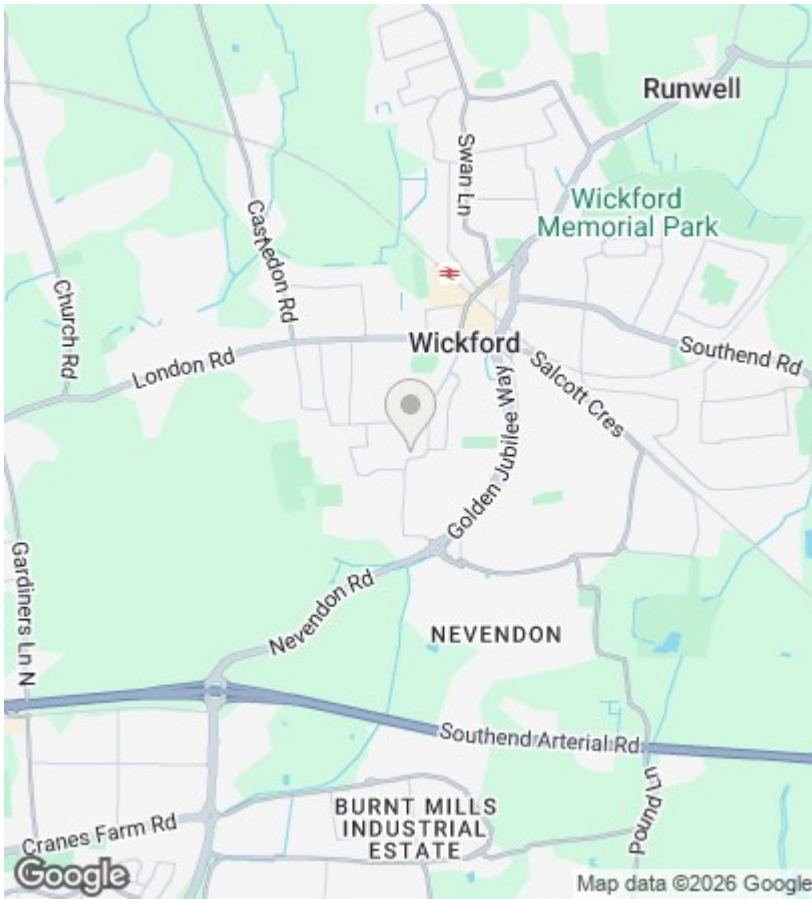
Up and over door to front and rear. Power and light connected (untested).



Hardstanding area to rear providing off street parking.







## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

