

## Swan Lane, Wickford

£475,000

- Lounge 18'10 x 11'8
- 3 Bedrooms
- Garden to Rear
- No Onward Chain
- Kitchen/Diner 22'6 x 9'8
- Shower Room
- Attached Garage
- Planning to Convert Garage & Extend

3 BEDROOM DETACHED BUNGALOW. GARDEN TO REAR BACKING CRICKET PITCH. ATTACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. Conveniently located close to town centre and mainline station is this 3 bedroom detached bungalow benefitting from garden to rear backing cricket pitch. The property's accommodation includes lounge 18'3 x 11'8, kitchen/diner 22'6 x 9'8, 3 bedrooms and shower room. The property's specification includes newly fitted double glazed windows and gas fired radiator heating (untested). There is also planning to convert the garage and to extend to the rear of the property. No onward chain. Basildon Council Tax Band E. EPC Rating D.



Council Tax Band: E



Part glazed door to:

#### ENTRANCE PORCH

Tiling to floor. Double glazed opaque door to:

#### ENTRANCE HALL

Double glazed opaque door to rear garden.

Cloaks cupboard. Radiator (untested).

#### BEDROOM

12'6 x 9'

Double glazed window to front. Radiator (untested).

Coved ceiling. Airing cupboard.

#### SHOWER ROOM

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

WC, vanity wash hand basin and shower cubicle. Tiled surround.

Radiator/rail (untested).

#### LOUNGE

18'10 x 11'8

Two double glazed windows to front. Double glazed window to side. Two radiators (untested).

Fireplace. Coved ceiling.

#### BEDROOM

11' x 10'

Double glazed window to side. Radiator (untested).

#### KITCHEN/DINER

22'6 x 9'8

Two double glazed windows to side. Double glazed French 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. Recess for washing machine, dishwasher and fridge freezer. Built in oven, microwave and hob with extractor fan above (all untested). Tiling to floor and surround. Radiator (untested). Coved ceiling.

#### BEDROOM

15'6 x 11'

Double glazed window to rear. Radiator (untested). Coved ceiling.

#### REAR GARDEN

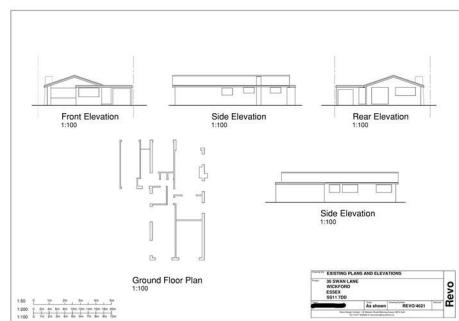
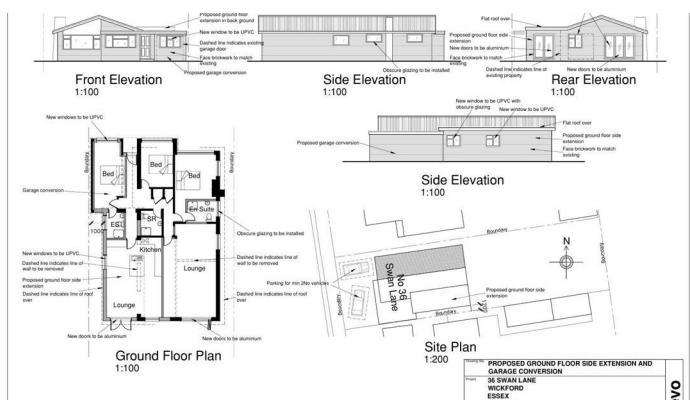
Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side boundary and brick wall to rear boundary backing cricket pitch. Patio garden to side. Double doors to:

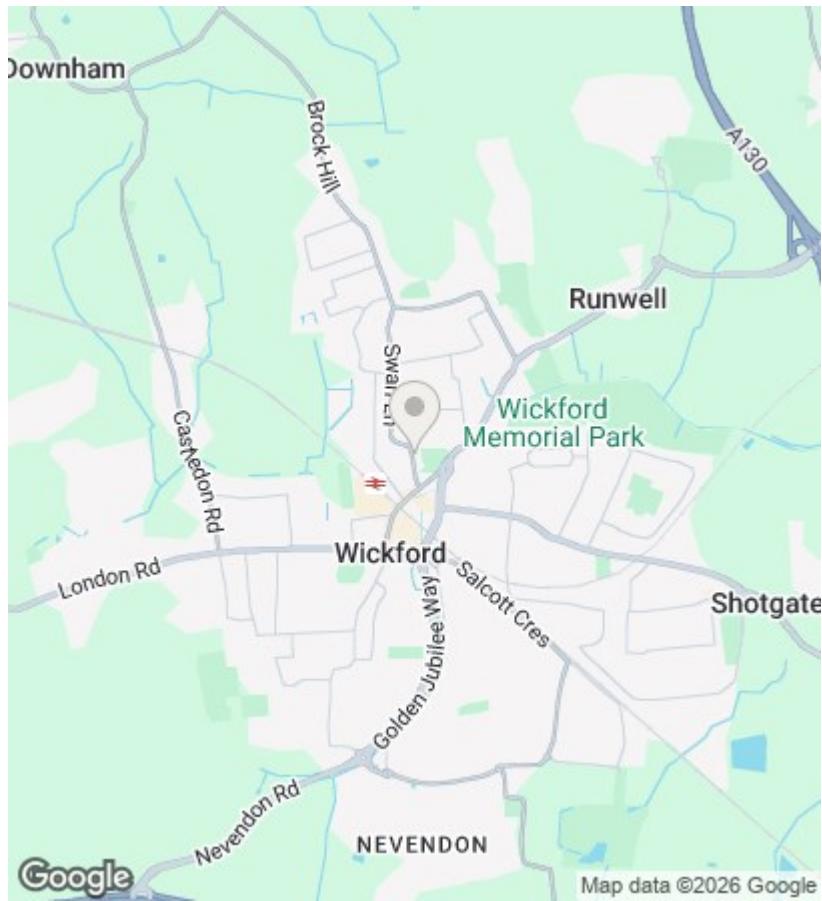
#### ATTACHED GARAGE

Driveway to front providing off street parking.









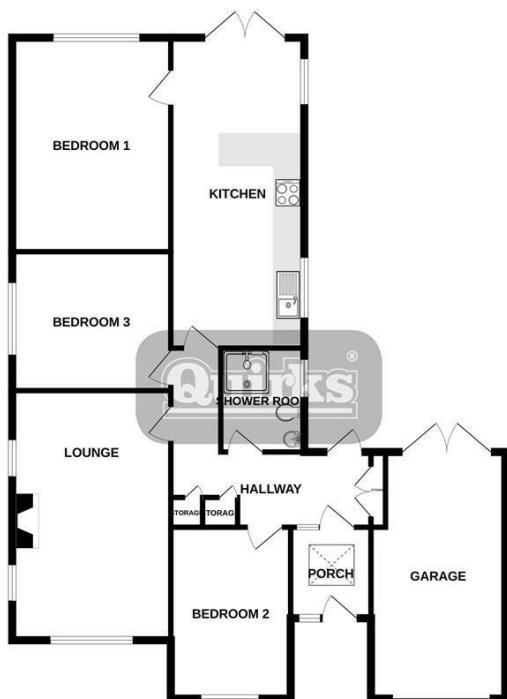
## EPC Rating:

D

### Energy Efficiency Rating

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

### GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including extensions, porches and garages where applicable. No appliances or services have been tested. Metrixpix ©2017  
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