

Southend Road, Wickford

£375,000

- 26'8 LOUNGE
- UTILITY 7'10 x 5'
- BEDROOM 2 22' x 8' (max)
- Approx 70' REAR GARDEN
- 19'10 KITCHEN/DINER
- BEDROOM 1 17'6 x 9'10
- 19'10 BATHROOM
- LOTS OF POTENTIAL

EXTENDED 2 BEDROOM SEMI-DETACHED BUNGALOW. 26'8 LOUNGE. 19'10 KITCHEN/BREAKFAST ROOM. 19'4 BATHROOM. UTILITY ROOM. 70' SOUTHERLY REAR GARDEN. EXTENSIVE IN/OUT DRIVEWAY. NO ONWARD CHAIN. LOTS OF POTENTIAL.



Council Tax Band: D



COVERED PATIO GARDEN

18'6 x 13'8

Paved with gates to front and rear. Entrance door to:

ENTRANCE HALL

9' x 6'

Double glazed window to side. Radiator.

SPACIOUS LOUNGE

26'8 x 11'10

Double glazed bay window to front. 2 double radiators. Fireplace. Dado rails and wall lights.

INNER HALL

Double radiator and doors to:

BEDROOM 1

17'6 x 9'10

Double glazed bay window to front. Radiator.

BEDROOM 2

22' x 8' (max)

Double glazed French doors to rear. Radiator. Coving to ceiling.

BATHROOM

19'4 x 4'6

Double glazed window to rear. Suite comprising of corner bath, low level W.C. and wash hand basin. Extensive tiling to walls. Cupboard.

KITCHEN/DINER

19'10 x 8'8

Double glazed window and door to garden. Range

of base and wall units providing drawer and cupboard space. Additional built-in cupboards and shelving. Radiator. Radiator. Built-in oven and hob with extractor above. Worktops extending to incorporate sink unit.

UTILITY ROOM

7'10 x 5'

Double glazed window to side and door to rear.

REAR GARDEN

approx 70'

Generous rear garden, extensive patio to rear with well stocked flower and shrubs borders with remainder laid to lawn. Fencing to boundaries.

GENEROUS IN/OUT DRIVEWAY TO FRONT

The front garden is large and mainly laid over to parking with in/out access.

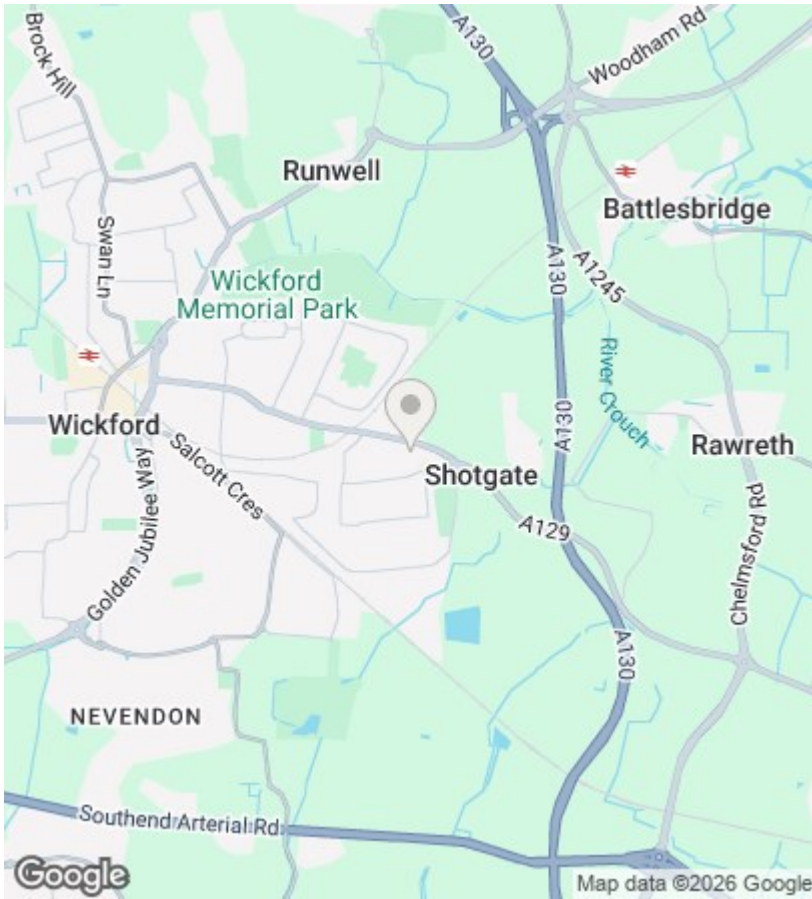
MODERNISATION REQUIRED

The property, although extended, requires modernisation throughout. Applicants are advised that the electrics, heating and boiler have not been tested.









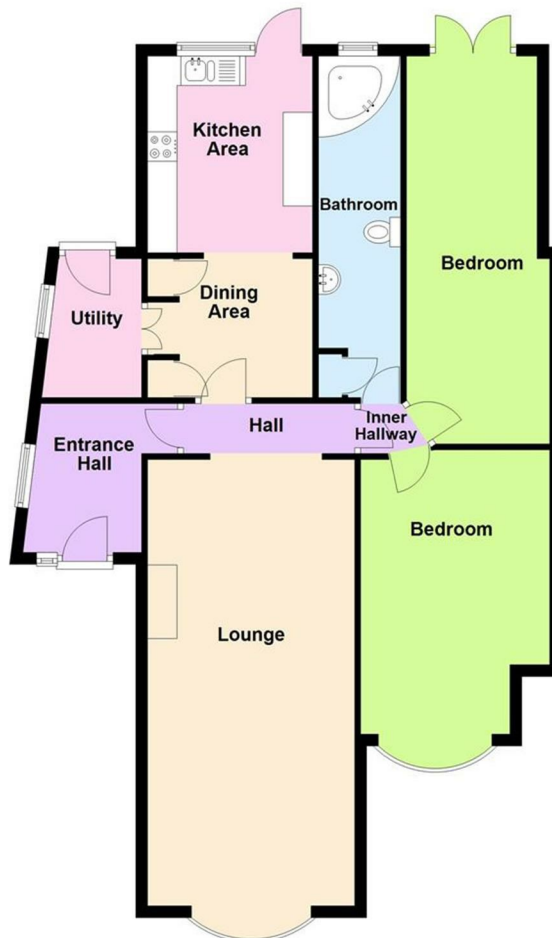
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 97.1 sq. metres (1044.8 sq. feet)



Total area: approx. 97.1 sq. metres (1044.8 sq. feet)