

## 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. Situated on the Southend Road side of Wickford enjoying a larger plot than average including 70' southerly garden and in/out driveway to front is this deceptively spacious 2 bedroom semi-detached detached bungalow offered with no onward chain. The property has been extended to both front and rear and provides accommodation including 26'8 Lounge, 19'10 Kitchen/Breakfast room, 7'10 Utility Room, Bathroom and 2 double Bedrooms including Master 17'6 x 9'10. The property further benefits from covered patio garden to front and is offered with the benefit of NO ONWARD CHAIN.



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.

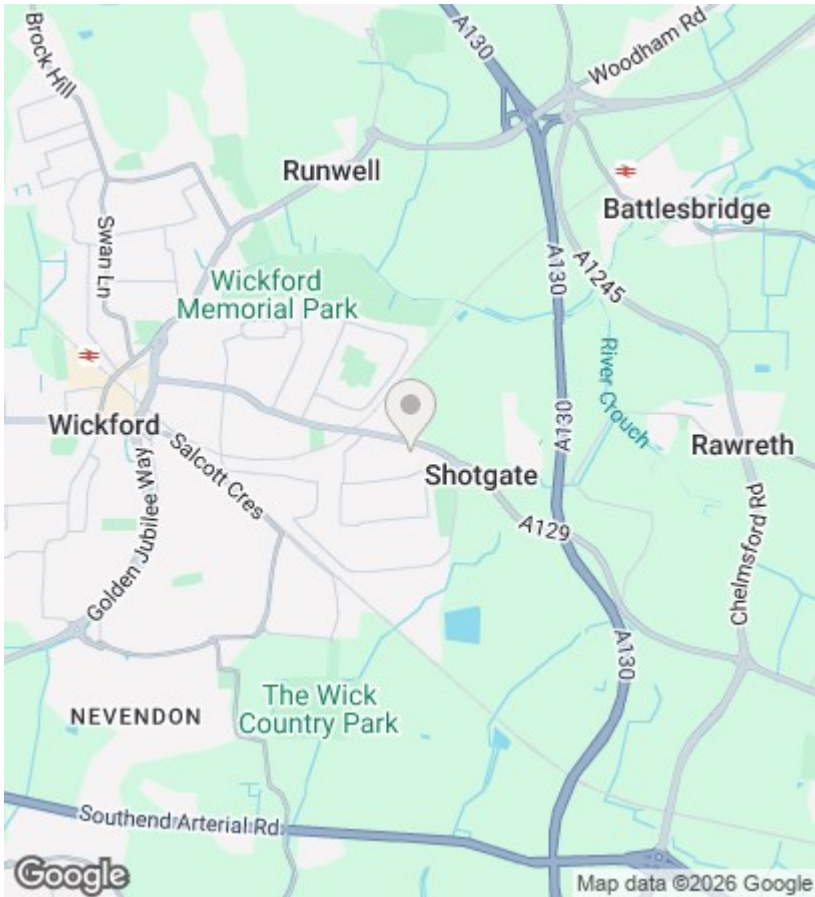








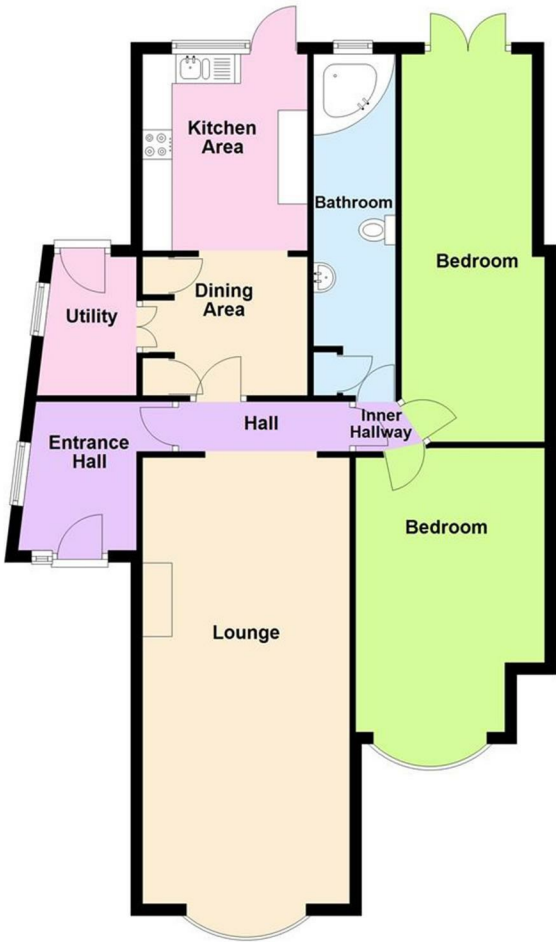




EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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)