



## Lucerne Walk, Wickford

£315,000

- Living Room 13'8 x 10'8
- Utility Room 9'10 x 5'6
- Bedroom 2 9'4 x 9'
- Garden to Rear
- Kitchen 11'2 x 9'4
- Bedroom 1 13' x 9'4
- Shower Room
- Detached Garage Via Shared Driveway

2 BEDROOM SEMI-DETACHED BUNGALOW. 36FT GARDEN TO REAR. DETACHED GARAGE VIA SHARED ACCESS. NO ONWARD CHAIN. Situated in the established area of Shotgate set within easy access of the A130 and A127 is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 13'8 x 10'8, kitchen 11'2 x 9'4, utility room 9'10 x 5'6, 2 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear approaching 36ft and detached garage approached via shared access. No onward chain.



Council Tax Band: C



### CANOPY PORCH

At side with part glazed door to:

### ENTRANCE HALL

Radiator. Coved ceiling. Cupboard housing electrical meter. Airing cupboard.

### BEDROOM

13' x 9'4

Double glazed window to front. Radiator. Fitted double wardrobe cupboards. Coved ceiling.

### BEDROOM

9'4 x 9'

Double glazed window to front. Radiator. Fitted wardrobe cupboards. Coved ceiling.

### SHOWER ROOM

6' x 6'

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator. Tiled surround.

### LIVING ROOM

13'8 x 10'8

Double glazed window to rear. Radiator. Coved ceiling.

### KITCHEN

11'2 x 9'4

Two double glazed windows to side. 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.

### UTILITY ROOM

9'10 x 5'6

Space and provision for washing machine. Double glazed door to:

### REAR GARDEN

approaching 36ft

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side boundary with brick wall boundary. Gate to rear.

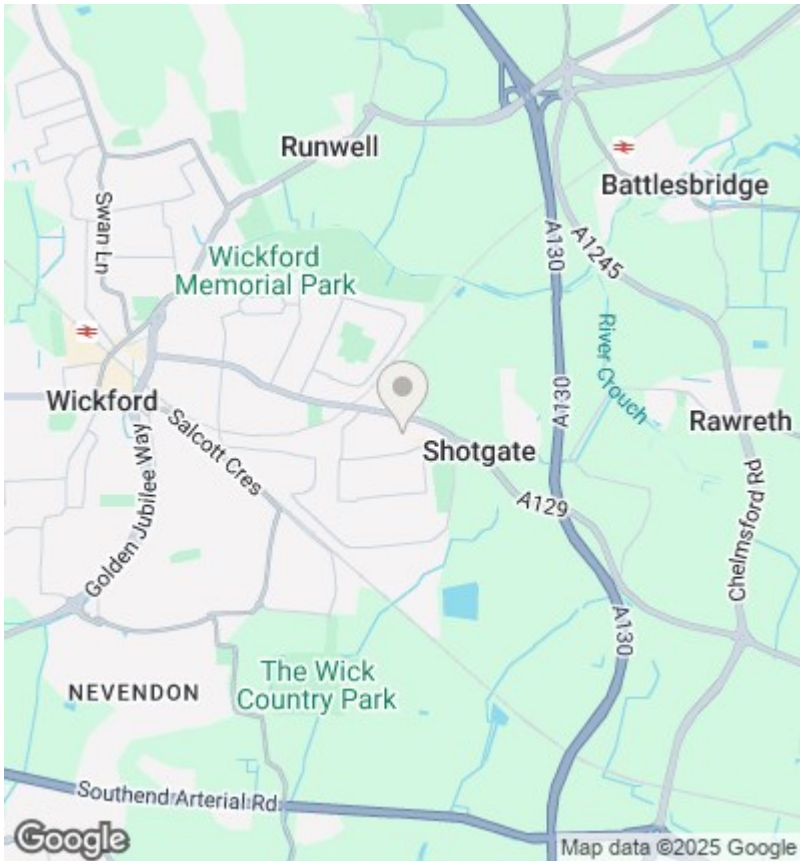
### DETACHED GARAGE

The property benefits from detached garage access via a shared driveway.


### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx. 60.1 sq. metres (646.7 sq. feet)

