



## Deirdre Avenue, Wickford

£425,000

- Lounge 23'4 x 15'6
- Dining Room 12' x 10'
- 2 Bedrooms
- Detached Garage
- Kitchen 9'10 x 9'10
- Shower Room
- Large Rear Garden approaching 120ft

2 BEDROOM KEYHOLE SEMI-DETACHED BUNGALOW. 23'4 LOUNGE. 12' DINING ROOM. 9'10 KITCHEN. 120FT REAR GARDEN. 19'8 DETACHED GARAGE. Situated in a sought after and established location on the London Road side of Wickford set within walking distance of town centre and mainline station is this 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 23'4 x 15'6, kitchen 9'10 x 9'10, dining room 12' x 10', 2 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, rear garden approaching 120ft, detached garage 19'8 x 9' and driveway to front providing off street parking.



Council Tax Band: D



Door to:

#### ENTRANCE HALL

Radiator.

#### BEDROOM

11'6 x 11'2

Double glazed window to front. Radiator.

#### DINING ROOM

12' x 10'

Double glazed window to side. Radiator. Coved ceiling. Built in cupboard.

#### BEDROOM

14'8 x 11'10

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

#### KITCHEN

9'10 x 9'10

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. Space for washing machine and tumble dryer. Built in oven, grill and hob. Tiling to floor and surround. Double glazed window and door to:

#### REAR PORCH

Windows to side. Door to rear garden. Space for fridge freezer.

#### SHOWER ROOM

Suite comprising of low level WC, vanity wash hand basin and wet room style shower. Extensive tiled

surround. Radiator/rail. Access to loft.

#### LOUNGE

23'4 x 15'6

Double glazed French doors and double glazed panelling to rear garden. Built in cupboard. Two radiators.

#### LARGE REAR GARDEN

approaching 120ft  
Commencing with paved patio to immediate rear with remainder laid to lawn. Shed. Access via path and gate to side.

#### DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.

#### DETACHED GARAGE

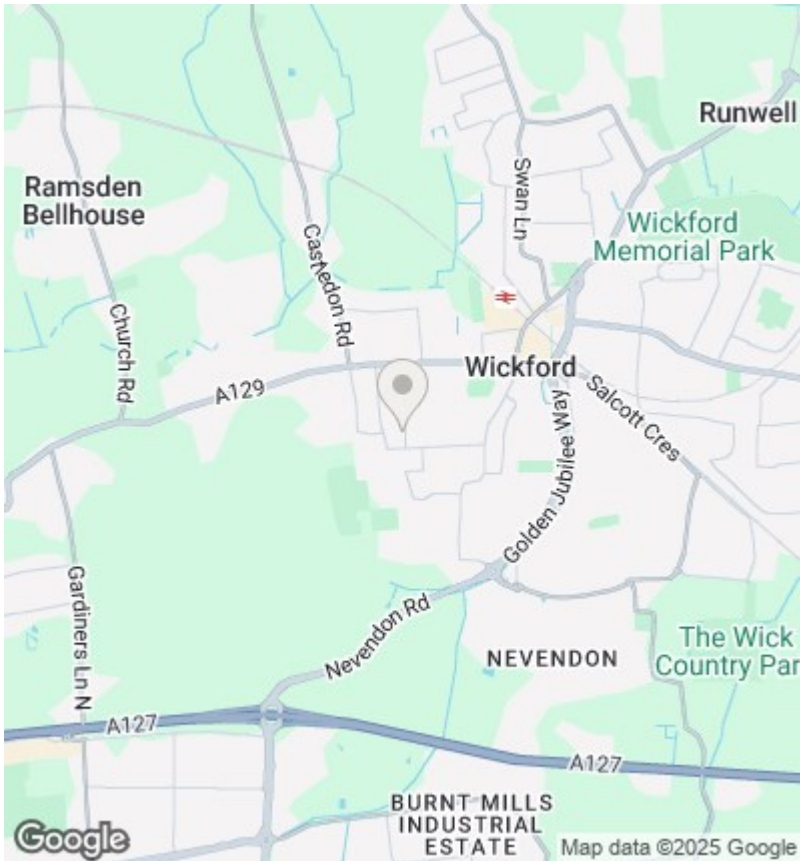
19'8 x 9'

Two windows to rear. Additional window to side.

#### DISCLAIMER

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





EPC Rating:  
D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Ground Floor

