



Carruthers Close, Wickford

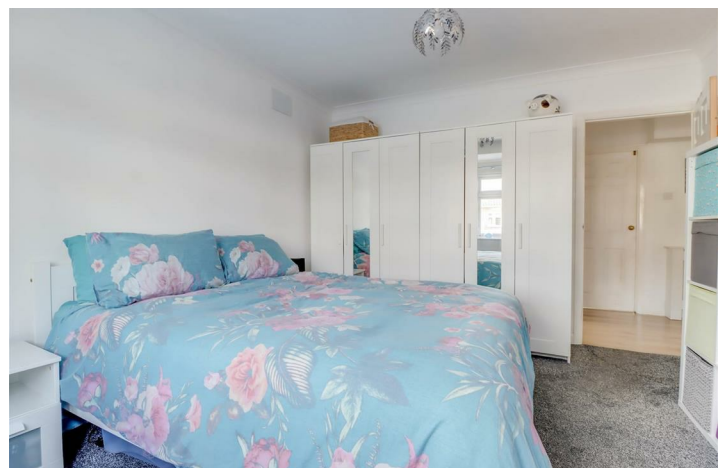
£350,000

- Kitchen 10'10 x 8'10
- Conservatory 22'6 x 6'4
- Refitted Bathroom
- Summerhouse 12' x 9'8
- Living Room 14' x 12'4
- 2 Bedrooms
- Easy Maintenance Garden to Rear
- Driveway

2 BEDROOM SEMI-DETACHED BUNGALOW. 22'6" CONSERVATORY. 14' LIVING ROOM. EASY MAINTENANCE SOUTHERLY GARDEN. DRIVEWAY. Situated in a pleasant cul-de-sac location on the Runwell side of Wickford set within easy access of town and station is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 14' x 12'4", conservatory 22'6" x 6'4", kitchen 10'10" x 8'10", 2 bedrooms and refitted bathroom. The property's specification includes double glazed windows and gas fired radiator heating, easy maintenance southerly garden to rear with summerhouse and driveway providing off street parking.



Council Tax Band: C



Double glazed opaque door to:

ENTRANCE HALL

Radiator. Meters. Access to loft.

BEDROOM ONE

12'6 x 11'

Double glazed half bay window to front. Radiator. Coved ceiling.

BEDROOM TWO

11' x 8'10

Double glazed window to front. Radiator. Coved ceiling.

REFITTED BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Radiator. Tiling to floor and walls. Extractor fan. Cupboard housing space for washing machine.

KITCHEN

10'10 x 8'10

Double glazed window 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. Recess for dishwasher and cooker. Tiled surround. Radiator. Coved ceiling. Cupboard housing meters.

LIVING ROOM

14' x 12'4

Fireplace. Coved ceiling. Laminate finish to floor. Archway to:

CONSERVATORY

22'6 x 6'4

Lean to with double glazed windows to rear and sides. Double glazed French doors to rear garden. Space for fridge freezer and tumble dryer. Radiator.

SOUTH FACING REAR GARDEN

The property benefits from an easy maintenance south facing rear garden with gravel. Shed. Fencing to side and rear boundaries. Access to side.

SUMMERHOUSE

12' x 9'8

Double glazed windows to side and front.

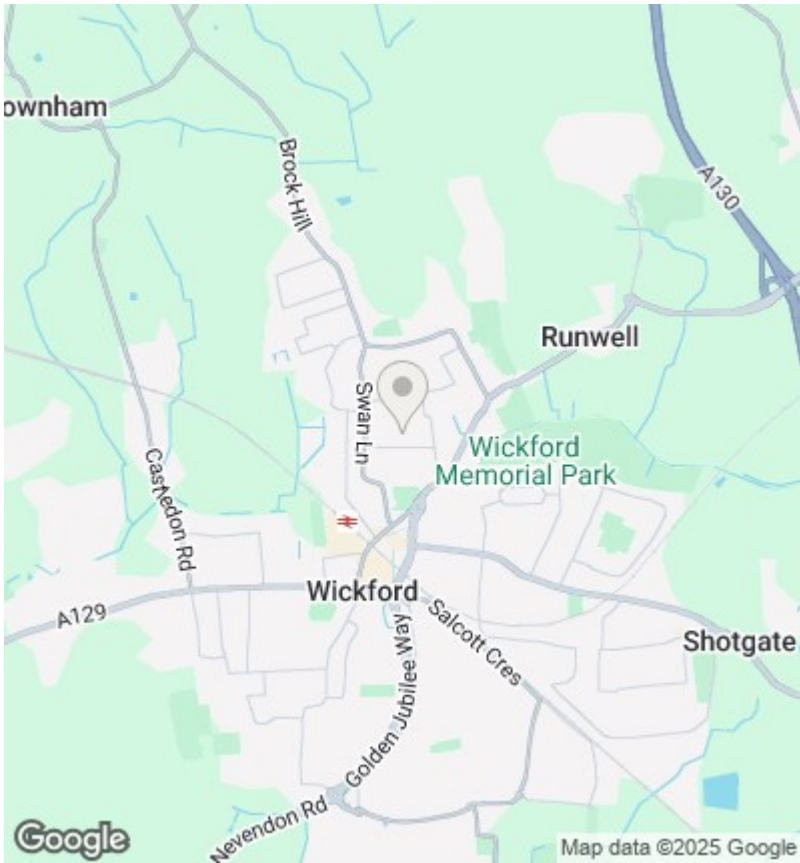
DRIVEWAY

The property benefits from driveway providing off street parking.

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 there own enquiries about the functionality.





EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 garages and outbuildings as depicted. No appliances or services have been tested. Metroplex ©2017
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