

Merlin Way, Runwell, Wickford

£390,000

- THREE BEDROOM SEMI DETACHED
- CARPORT
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- COUNCIL TAX D - CHELMSFORD
- GARAGE
- DOUBLE GLAZED
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- EPC - D

A THREE BEDROOM SEMI DETACHED HOUSE being offered for sale with no onward chain. Located in RUNWELL on a quiet cul de sac, this home has a GARAGE and CARPORT as well as ample OFF ROAD PARKING to the good sized front garden. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING. We would therefore recommend interested applicants to view as a matter of urgency to avoid disappointment.

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Council Tax Band: D



ENTRANCE HALL

Part Double Glazed street door to hallway which has wood effect laminate floor covering, base of stairs to first floor, doors to Kitchen and Lounge

LOUNGE

20'1 x 11'2

Double glazed window to front and double glazed sliding patio door to rear garden, radiator x 2

KITCHEN

15'3 x 10'5

Double glazed window and double glazed door to rear garden, units to ground and eye level incorporating complimentary roll edged work surfaces, inset oven and hob, space and plumbing for washing machine, ceramic tiled floor and splash backs

LANDING

Access loft and accommodation

SHOWEROOM

Double glazed window to rear, corner shower cubicle, wc with concealed cistern, wash hand basin inset to vanity cupboard, heated towel rail, ceramic tiled walls and floor

BEDROOM ONE

11'4 x 11'1

Double glazed window to front, fitted wardrobes to one wall, with drawers and cupboards alongside, radiator

BEDROOM TWO

11'2 x 10'6

Double glazed window to front, radiator

BEDROOM THREE

8'8 x 8'3

Double glazed window to rear, radiator

GARAGE and CARPORT

Garage is accessed via up and over door, power and light supplied, covered carport in front of garage

FRONT GARDEN

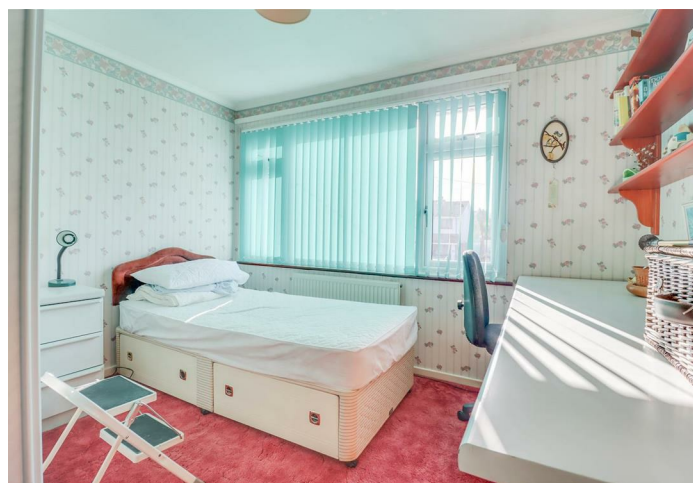
Driveway leading to carport and garage, lawn area

REAR GARDEN

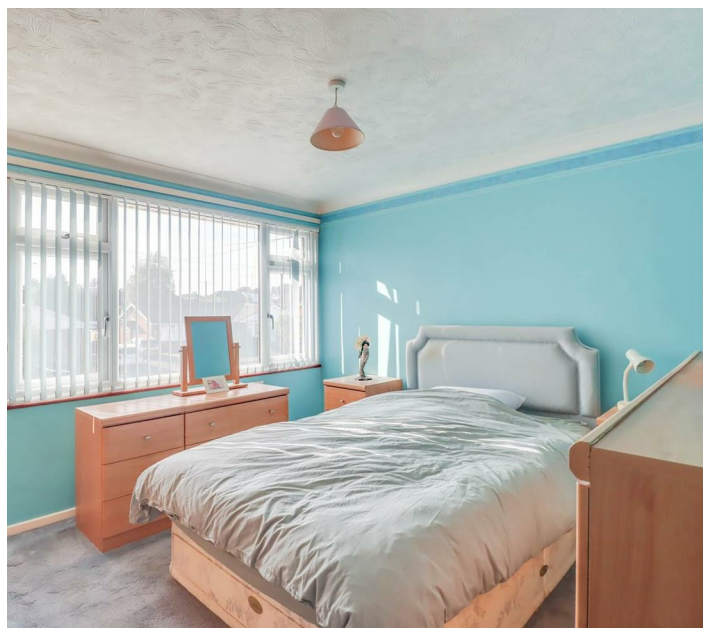
Side access to front, lawn, large fishpond with pumps and filters, mature flower and shrub borders

DISCLAIMER

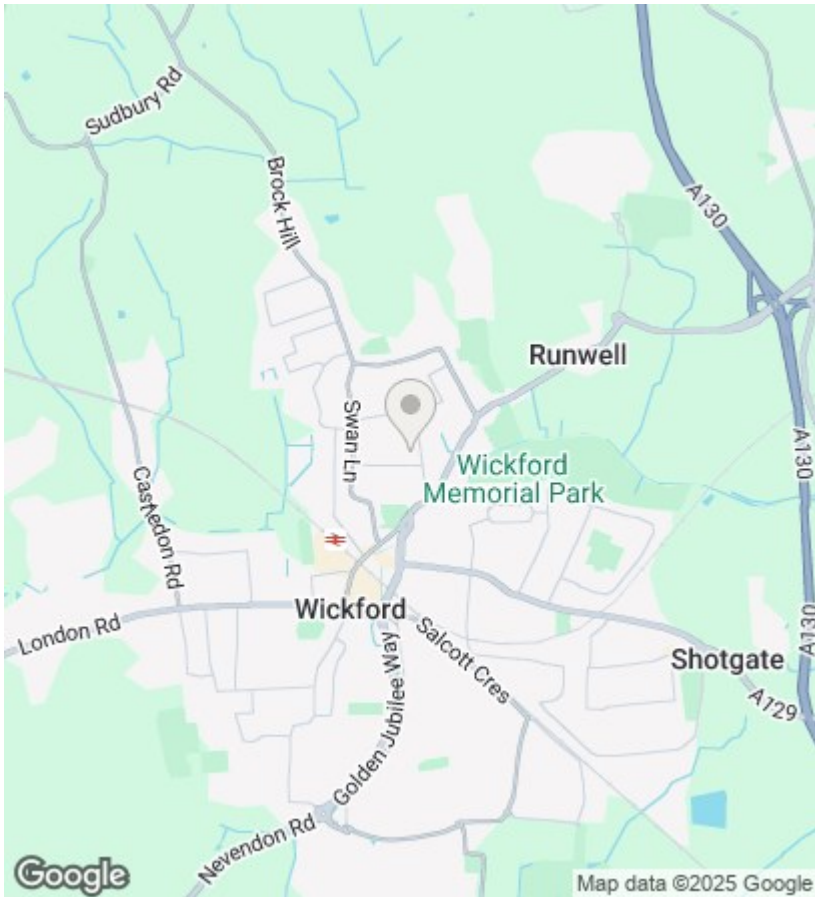
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested



applicants are advised to make their own enquiries about the functionality.






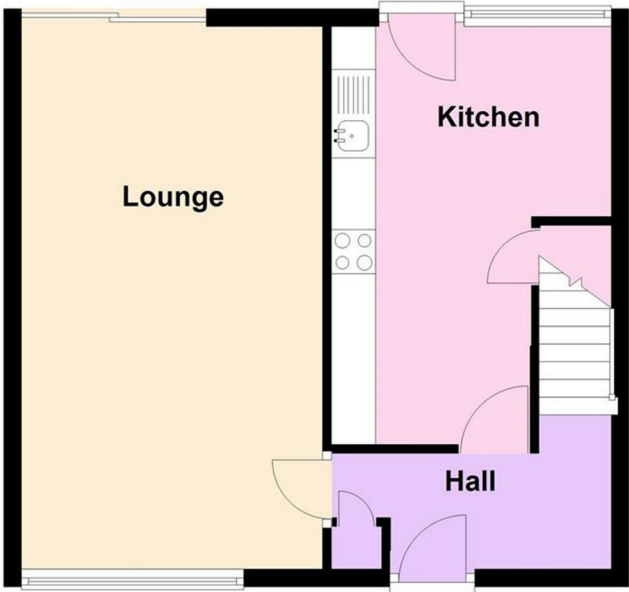


EPC Rating:

D

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

Ground Floor



First Floor

