



## Leasway, Wickford

£325,000

- Living Room 14' x 11'
- Kitchen 8'6 x 8'
- Bedroom 2 8'8 x 8'6
- Garden to Rear
- Modernisation Required/No Onward Chain
- Dining Room 15'2 x 9'
- Bedroom 1 14' x 8'10
- Shower Room
- Garage & Driveway
- GUIDE PRICE £325,000 TO £345,000



GUIDE PRICE £325,000 TO £345,000. 2 BEDROOM SEMI-DETACHED BUNGALOW. EASY MAINTENANCE GARDEN TO REAR. GARAGE & DRIVEWAY. NO ONWARD CHAIN. MODERNISATION REQUIRED. Situated in a popular and established location off the London Road set within easy access of Town Centre and Station is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 14' x 11', dining room 15'2 x 9', kitchen 8'6 x 8', 2 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, easy maintenance garden to rear shared access to garage and driveway to front providing off street parking. The property is offered with no onward chain and requires modernisation.

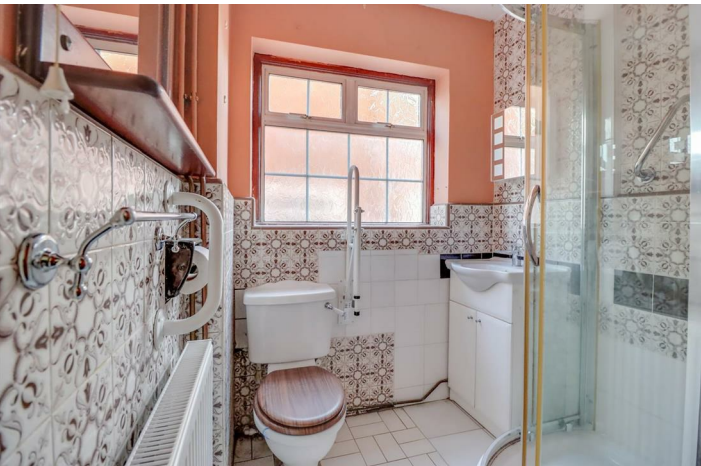
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Council Tax Band: C



#### RECESS PORCH

At side with double glazed door to:

#### ENTRANCE HALL

Access to loft. Radiator.

#### BEDROOM ONE

14' x 8'10

Double glazed window to front. Radiator. Range of fitted wardrobe cupboards and drawers.

#### BEDROOM TWO

8'8 x 8'6

Double glazed window to front. Radiator.

#### SHOWER ROOM

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

#### LIVING ROOM

14' x 11'

Radiator. Fireplace. Archway to:

#### DINING ROOM

15'2 x 9'

Double glazed windows to side and rear. Double glazed French doors to garden.

#### KITCHEN

8'6 x 8'

Double glazed window to rear. 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 washing machine, cooker and fridge freezer. Gas fired boiler.

#### REAR GARDEN

The rear garden is designed for easy maintenance with paved patio and flower and shrub borders. Gate to side.

#### GARAGE

The property benefits from garage accessed via shared access.

#### DRIVEWAY TO FRONT

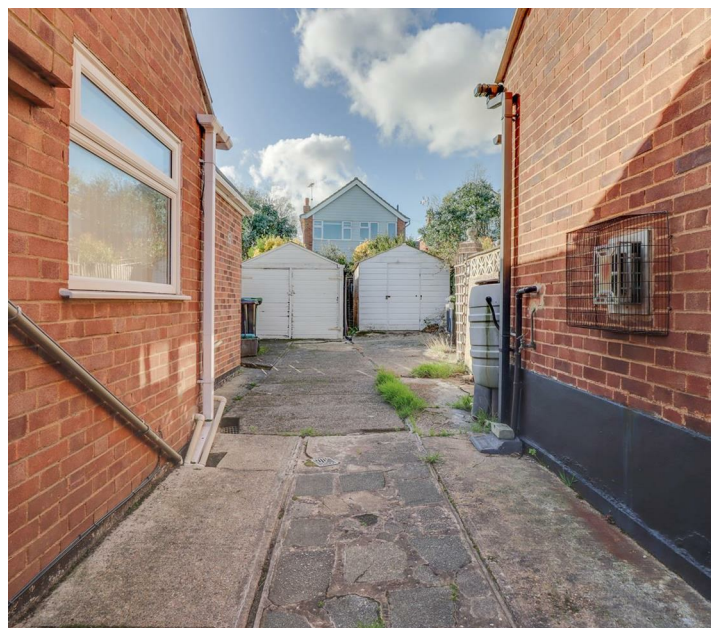
The property benefits from driveway to front providing off street parking.

#### DISCLAIMER

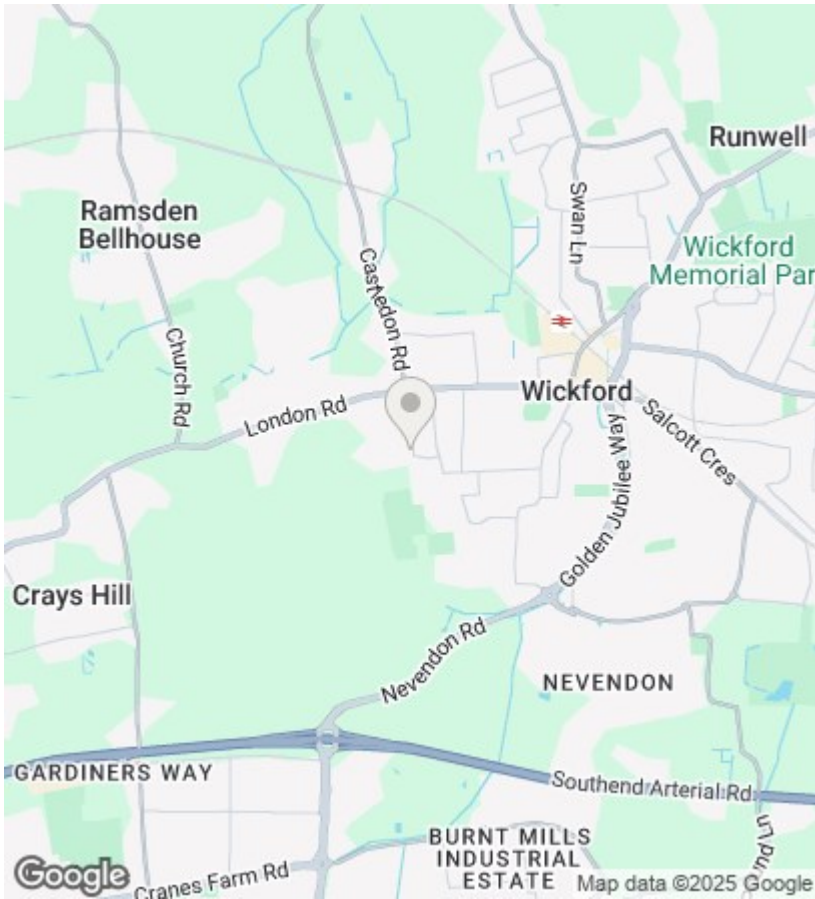
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.











# 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	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor

