



Runwell Road, Wickford, Essex

Guide Price £465,000

- Sitting Room 15'8 x 12'
- Breakfast Room 8' x 7'6
- 3 Bedrooms
- Large Rear Garden
- Dining Room 12'6 x 10'6
- Kitchen 9'4 x 8'
- Family Bathroom
- Garage & Carport

CHARACTER 3 BED SEMI DETACHED HOUSE WITH LARGE SOUTHERLY PLOT, 15'8 LOUNGE, 12'6 DINING ROOM, 8' BREAKFAST ROOM, 9'4 KITCHEN, LARGE GARAGE/WORKSHOP, LONG DRIVEWAY, NO ONWARD CHAIN. Situated in a convenient non-estate location set within minute walking distance of town centre, mainline station and Memorial Park is this extended 3 bedroom semi-detached property benefiting from plot approaching 300ft in length. The property provides spacious accommodation including, sitting room, 15'8 x 12', dining room 12'6 x 10'6, breakfast room 8' x 7'6, kitchen 9'4 x 8', 3 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) updated combi boiler and large southerly rear garden approx 200ft with large garage/workshop and extensive driveway to front.



Council Tax Band: D



Double glazed opaque door to:

ENTRANCE PORCH

Double glazed panelling to side. Two double glazed windows to side. Part glazed door to:

ENTRANCE HALL

Double glazed window to side. Radiator. Gas fired boiler.

SITTING ROOM

15'8 x 11'

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

DINING ROOM

12'6 x 10'6

Double glazed window to rear. Radiator. Coved ceiling.

BREAKFAST ROOM

8' x 7'6

Double glazed window to side. Radiator. Coved ceiling. Laminate finish to floor. Square archway to:

KITCHEN

9'4 x 8'

Double glazed window to rear. Double glazed door 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. Built in oven, hob and

extractor fan. Space for appliances. Tiling to floor and surround.

FIRST FLOOR LANDING
Double glazed window to side. Access to loft.

BEDROOM ONE

15'8 x 11'

Double glazed bay window to front. Fitted wardrobe cupboards and additional mirror fronted wardrobe cupboards.



BEDROOM TWO

12'6 x 12'

Double glazed window to rear. Radiator. Fitted wardrobe cupboards.

BEDROOM THREE

7'6 x 7'1

Double glazed window to rear. Radiator.



FAMILY BATHROOM

4 piece suite

Double glazed opaque window to rear. 4 piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiled surround.

SOUTHERLY REAR GARDEN

approx 200ft

The property benefits from a large attractive garden to rear with block paved patio to immediate rear with remainder laid to large lawn area with



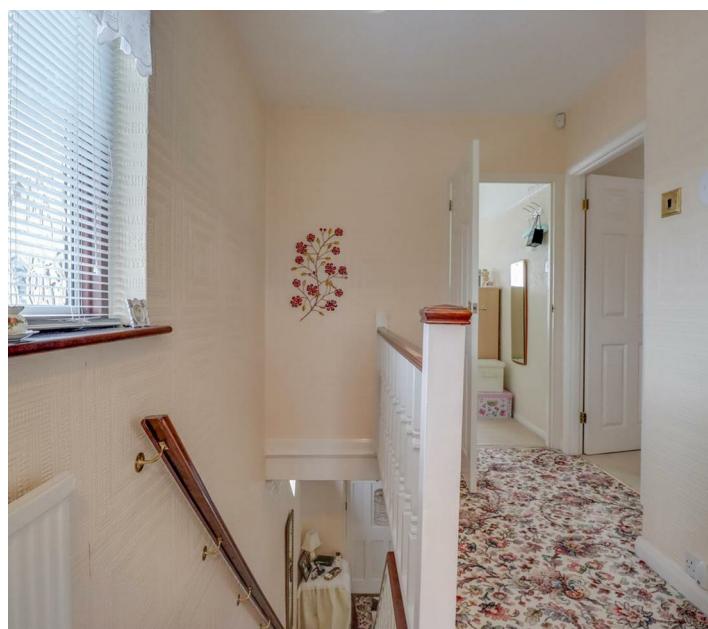
flower and shrub borders. Mature trees and shrubs to boundaries. Shed.

LARGE GARAGE/CARPORT

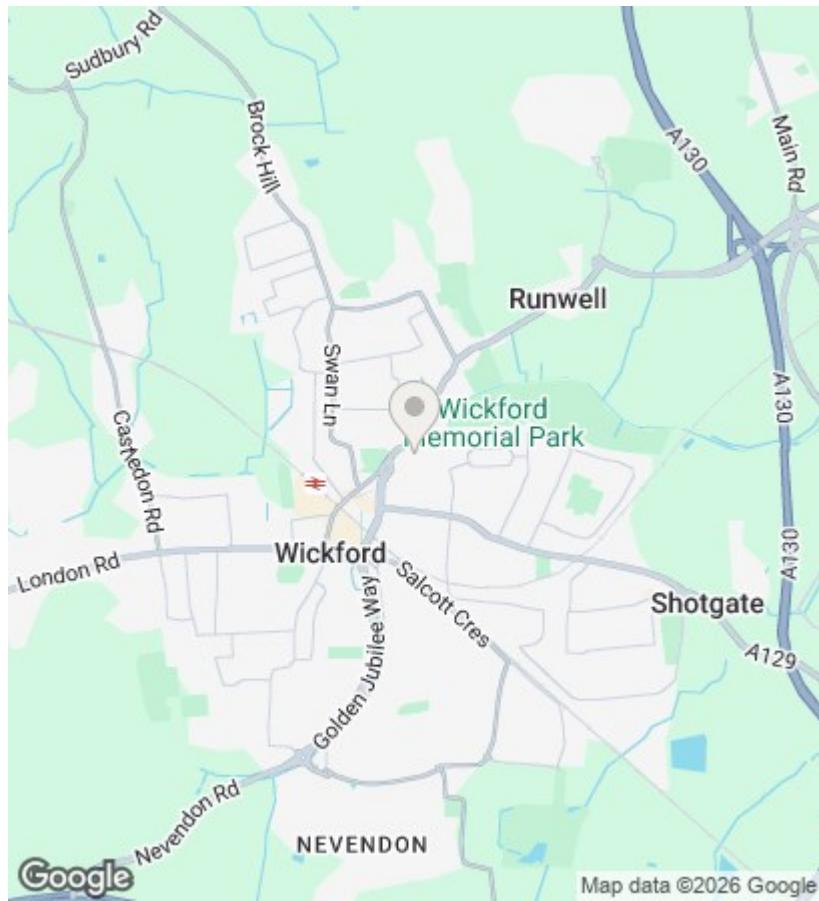
Power and light connected.

BLOCK PAVED DRIVEWAY

The property benefits from driveway to front providing ample off street parking. Retaining wall to front boundary.







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