

Lucerne Walk, Shotgate, Wickford

Offers Over £350,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- CABIN IN REAR GARDEN
- OPEN PLAN FAMILY ROOM
- DOUBLE GLAZED
- EPC - D
- ENSUITE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- POPULAR SHOTGATE LOCATION
- COUNCIL TAX - C- BASILDON

A TWO BEDROOM SEMI DETACHED BUNGALOW located in the ever popular SHOTGATE area of WICKFORD having been altered to have a good sized FAMILY ROOM and the added advantage of a BATHROOM and ENSUITE. Ample OFF ROAD PARKING exists to the front and there is also a CABIN in the garden. Interested applicants are advised to contact QUIRKS for an immediate viewing so as to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

Wood effect laminate floor covering, radiator, doors to accommodation, access to loft

OPEN PLAN

LIVING/KITCHEN

19'9 x 13'5

Double glazed window to rear and double glazed French doors to garden, wood effect laminate floor covering, two vertical designer radiators, open plan to kitchen, extensive range of units to both ground and eye level incorporating complimentary QUARTZ worktops with inset sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, built in oven and hob with cooker hood over, integrated full height fridge and full height freezer

FAMILY BATHROOM

Double glazed window to flank, wood effect floor covering, three piece suite in white comprising pannelled bath, wash hand basin inset to vanity unit, low flush wc, tiled splash backs, heated towel rail.

BEDROOM ONE

12'9 x 10'5

Double glazed window to front, radiator, wood effect laminate floor covering, door to ENSUITE

ENSUITE

Shower cubicle, wash hand basin inset to vanity cupboard, low flush wc

BEDROOM TWO

9'7 x 9'1

Double glazed window to front, wood effect laminate floorcovering, radiator

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking, side entrance to bungalow and rear garden

REAR GARDEN

Commences with paved patio area, side access, Pickett fence to lawn area, fenced to all boundaries, covered seating area

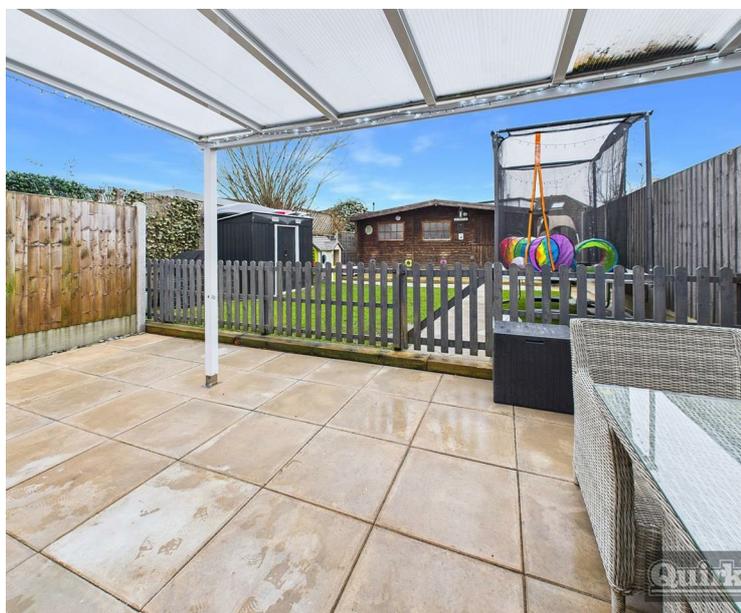
CABIN IN GARDEN

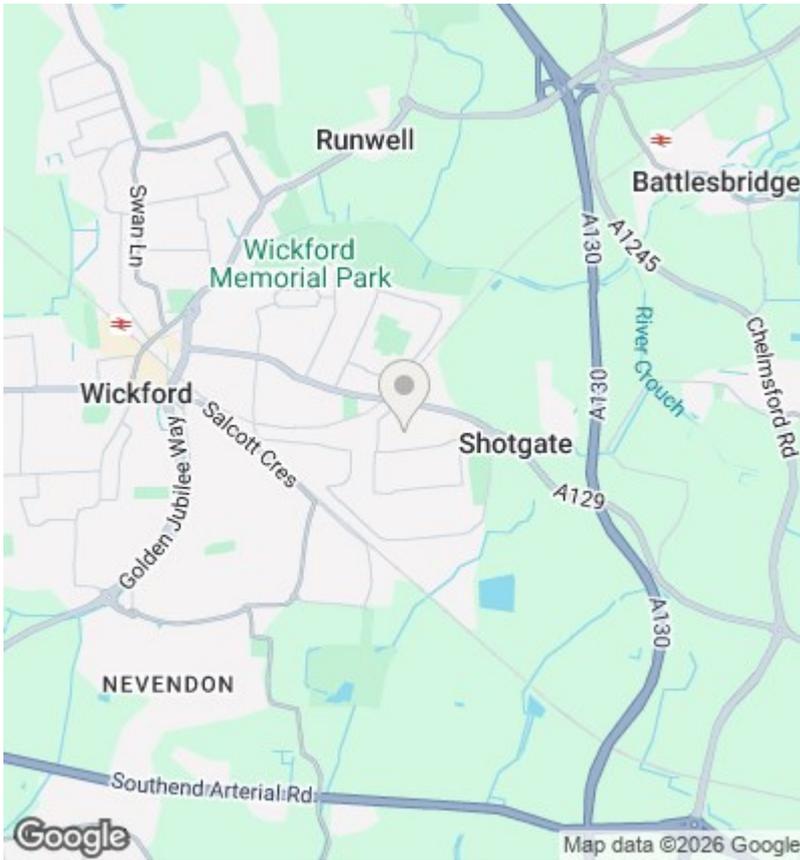
19 x 9'9

Power and light supplied, stable style door

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.

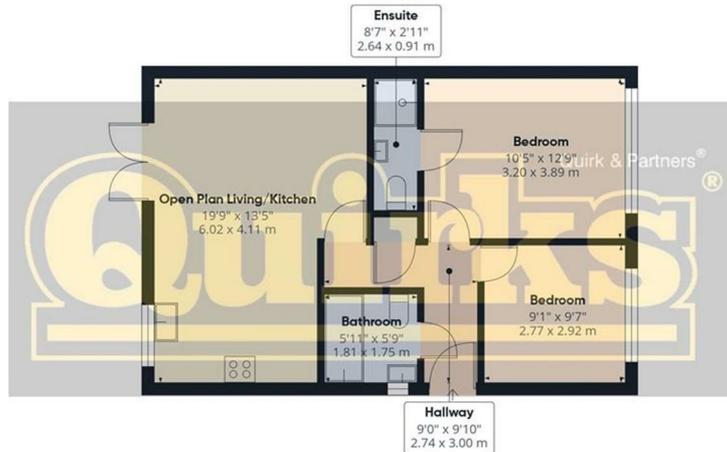




EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			66
(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	



Floor 0 Building 1



Floor 0 Building 2