



## Lilac Avenue, Wickford

£425,000

- Lounge 17'4 x 12'
- Bedroom 1 11'10 x 9'10
- Shower Room
- Driveway to Front
- Kitchen/Diner 21'4 x 20'2
- Bedroom 2 10' x 7'10
- Garden to Rear
- Detached Garage Via Shared Driveway

2 BEDROOM SEMI-DETACHED BUNGALOW. DETACHED GARAGE. DRIVEWAY TO FRONT PROVIDING OFF STREET PARKING.

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Council Tax Band:



Double glazed door at side to:

#### ENTRANCE HALL

Coved ceiling. Access to loft.

#### LOUNGE

17'4 x 12'

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

#### BEDROOM ONE

11'10 x 9'10

Double glazed half bay window to front. Radiator. Fitted double wardrobe cupboards.

#### BEDROOM TWO

10' x 7'10

Double glazed skylight. Radiator.

#### SHOWER ROOM

Double glazed skylight. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail. Tiling to floor and surround.

#### REFITTED KITCHEN/DINER

21'4 x 20'2

Double glazed window and double glazed Bi-folding doors to rear garden. Double glazed lantern. 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. Integrated dishwasher, washing machine and fridge freezer. Built in oven, grill and hob. Radiator.

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries.,

#### DETACHED GARAGE

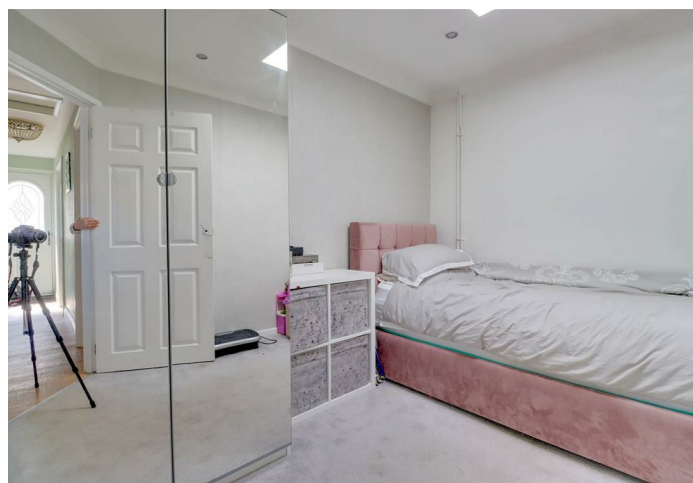
Shared access leading to brick built garage with up and over door to front.

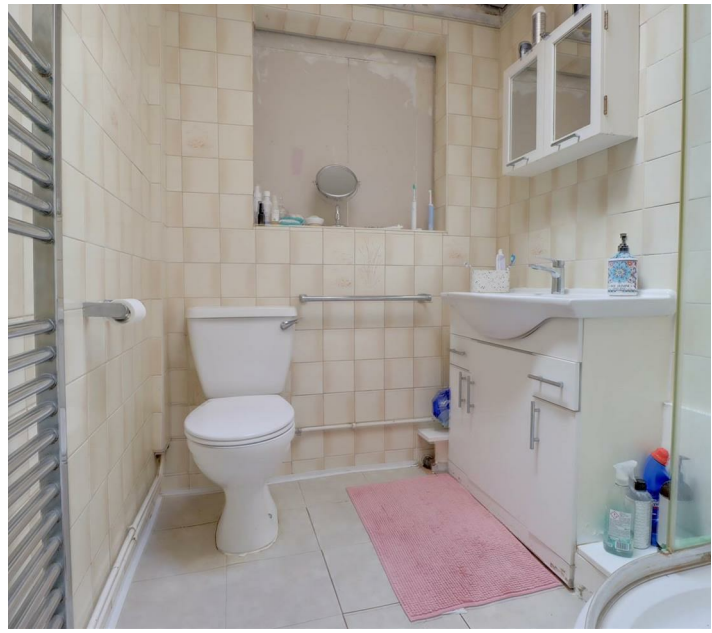
#### BLOCK PAVED DRIVEWAY

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

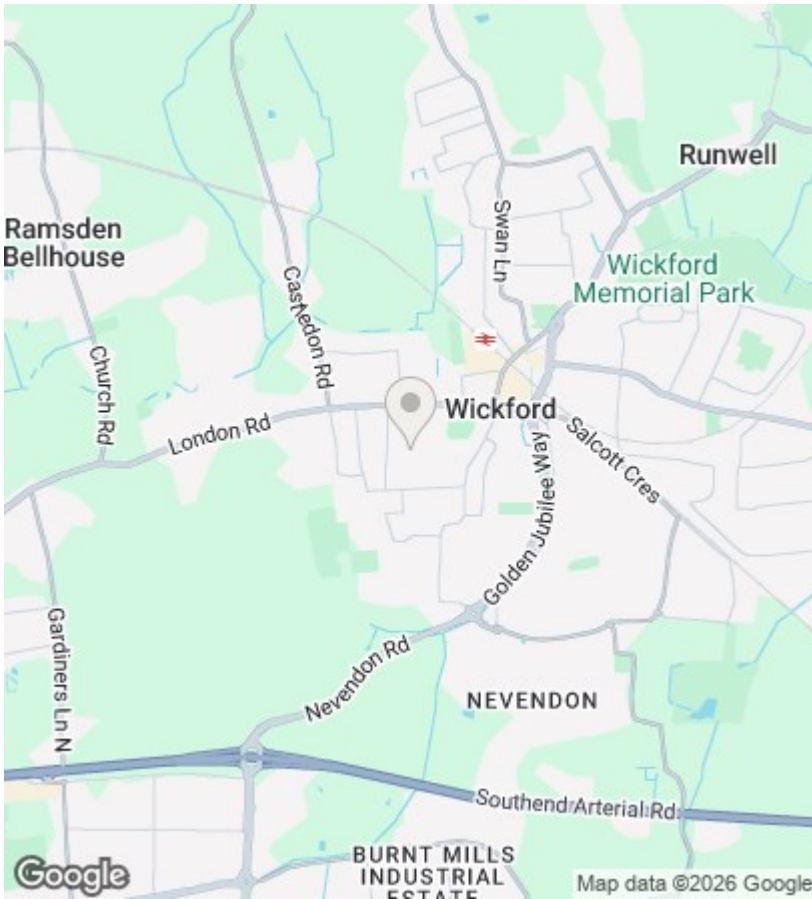
#### DISCLAIMER

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 