



## Nevendon Road, Wickford

Price Guide £400,000

- THREE BEDROOMS
- OFF ROAD PARKING
- DOUBLE GLAZED
- MODERN KITCHEN AND BATHROOM
- COUNCIL TAX - BASILDON C
- SEMI DETACHED BUNGALOW
- TWO WC'S
- GAS CENTRAL HEATING
- WEST BACKING REAR GARDEN
- EPC - C

THREE BEDROOM SEMI DETACHED BUNGALOW having been maintained to an exceptional standard by the current owners with OFF ROAD PARKING, WEST BACKING GARDEN and the added advantage of having TWO WC'S. This bungalow has been EXTENDED to the rear so is bigger than you might think and therefore we would urge interested parties to view internally so as to avoid dissatisfaction.



Council Tax Band: C



### ENTRANCE HALL

Side entrance, wood effect laminate floor covering, doors to accommodation, radiator, smooth ceiling with inset downlighters

### LOUNGE

14'3 x 13

Double glazed window to flank, double glazed French doors to garden, smooth ceiling with inset downlighters, radiator

### KITCHEN

13'2 x 8'8

Double glazed window to front, double glazed skylight, range of modern units to ground and eye level incorporating wood effect worksurfaces, inset sink with mixer tap, built in oven and hob, with stainless steel splashback and cooker hood over, space and plumbing for washing machine and dishwasher, area for American style fridge freezer, smooth ceiling, radiator

### BATHROOM

Double glazed window, tiled floor and walls, cubik suite comprising panelled bath with shower and screen, low flush WC, pedestal wash hand basin, smooth ceiling with downlighters and extraction

### SEPARATE WC

Tiled floor and walls, low

flush wc, and wash hand basin

### BEDROOM ONE

11'10 x 9'7

Double Glazed window in bay to front, radiator, smooth ceiling with inset downlighters

### BEDROOM TWO

9'5 x 9'3

Double glazed window to flank, smooth ceiling with inset downlighters, radiator

### BEDROOM THREE

10 x 9'4

Double glazed window to flank, radiator, smooth ceiling with inset downlighters

### REAR GARDEN

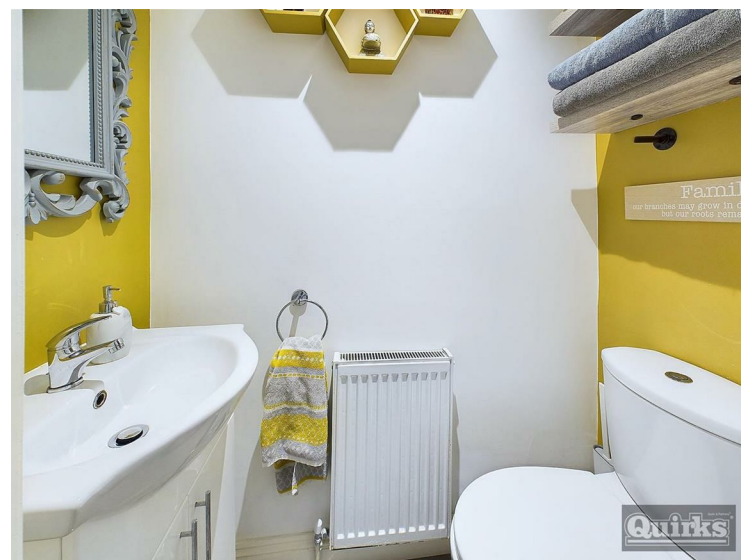
Side access fenced to all boundaries, patio area, astro turf for lawn, flower and shrub borders, shed, security lights

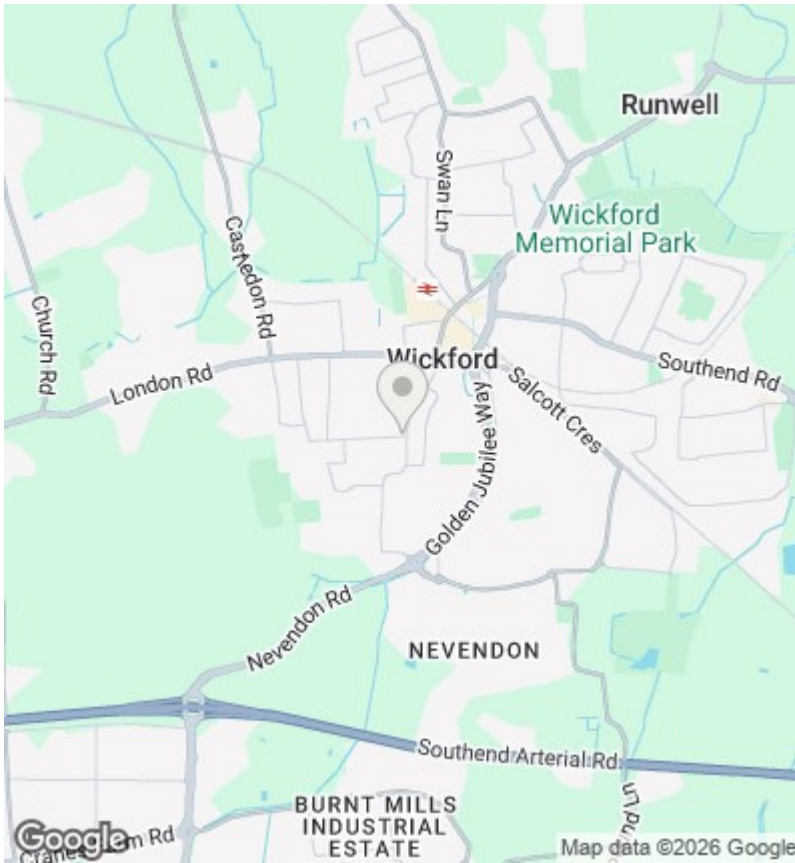
### FRONT GARDEN

Block paved driveway offering off road parking for vehicles

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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.

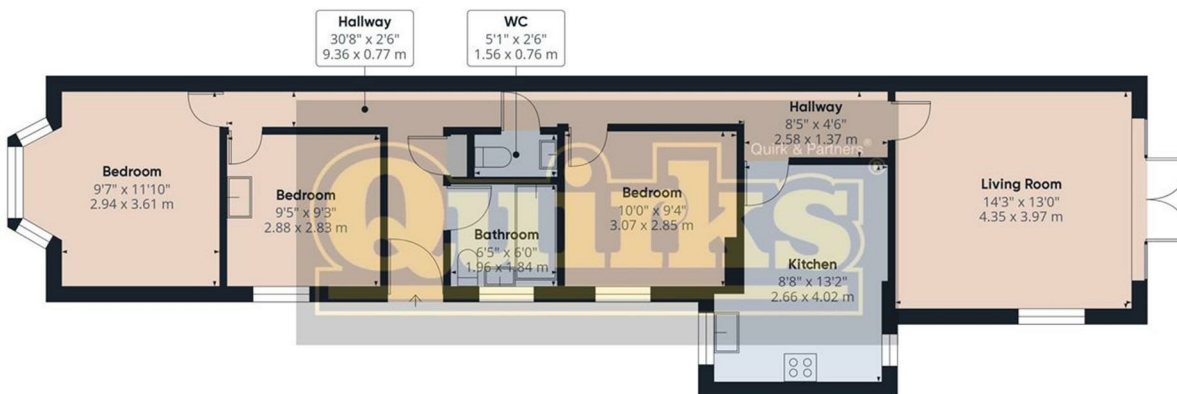




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	



Approximate total area<sup>1)</sup>  
827.1 ft<sup>2</sup>  
76.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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