



39 Runwell Road, Wickford

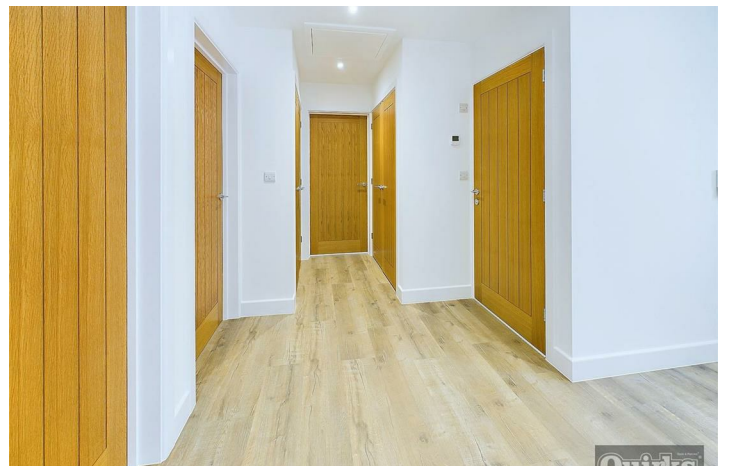
£475,000

- Lounge 14'5 x 9'4
- Bedroom 1 13'6 x 8'10
- En-suite & Bathroom
- Driveway to Front
- Brand New Build
- Kitchen/Diner 16'11 x 13'8
- Bedroom 2 11'9 x 9'3
- Garden to rear
- No Onward Chain

BRAND NEW 2 BEDROOM DETACHED BUNGALOW. BATHROOM & EN-SUITE. HIGH SPECIFICATION. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated on the Runwell side of Wickford is this Newly built 2 bedroom detached bungalow benefitting from accommodation including lounge 14'5 x 9'4, kitchen/diner 16'11 x 13'8, 2 bedrooms, en-suite and bathroom. The property benefits from a high specification with double glazed windows, air source pump for under floor heating (untested) garden to rear and driveway to front providing off street parking. No onward chain.



Council Tax Band: New Build



Double glazed door to:

ENTRANCE HALL

11'8 x 4'7

Access to loft. Laminate finish to floor. Large airing cupboard with shelving. Double cloaks storage cupboard.

LOUNGE

14'5 x 9'4

Double glazed patio doors to rear garden. Downlighters to ceiling. Under floor heating (untested).

KITCHEN/DINER

16'11 x 13'8

Double glazed patio doors to rear garden. Downlighters to ceiling. Range of fitted base and wall mounted units providing drawer and cupboard space with Quartz work tops. Breakfast bar incorporating sink unit. Integrated appliances including dishwasher, washer/dryer and fridge freezer (all untested). Built in oven, microwave, induction hob and extractor fan above (all untested). Under floor heating (untested).

BATHROOM

7'9 x 6'10

Double glazed opaque window to front. Suite comprising of low level

WC, vanity wash basin and bath unit. Extensive tiling to floor and walls. Illuminated mirror. Spotlights to ceiling.

MASTER BEDROOM

13'6 x 8'10

Double glazed window to front. Downlighters to ceiling. Under floor heating (untested).

EN-SUITE SHOWER ROOM

8'11 x 3'3

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiling to floor and walls. Chrome heated towel rail (untested).

BEDROOM TWO

11'9 x 9'3

Double glazed window to rear. Downlighters to ceiling. Under floor heating (untested).

REAR GARDEN

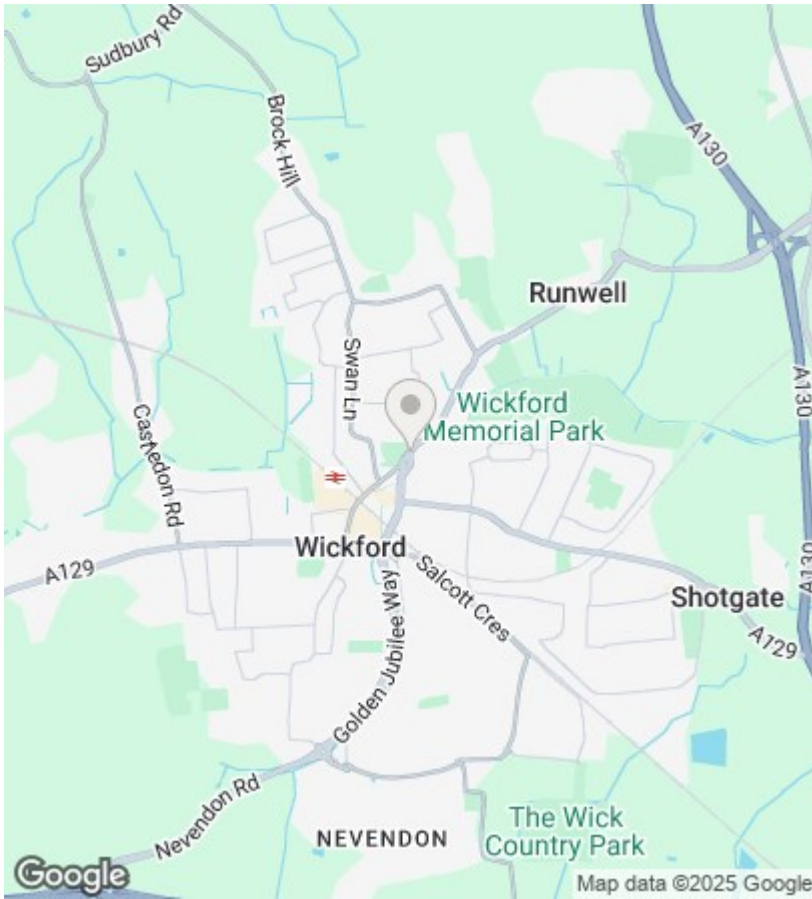
Commencing with patio to immediate rear with remainder laid to lawn. Fencing to boundaries.

DRIVEWAY TO FRONT

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



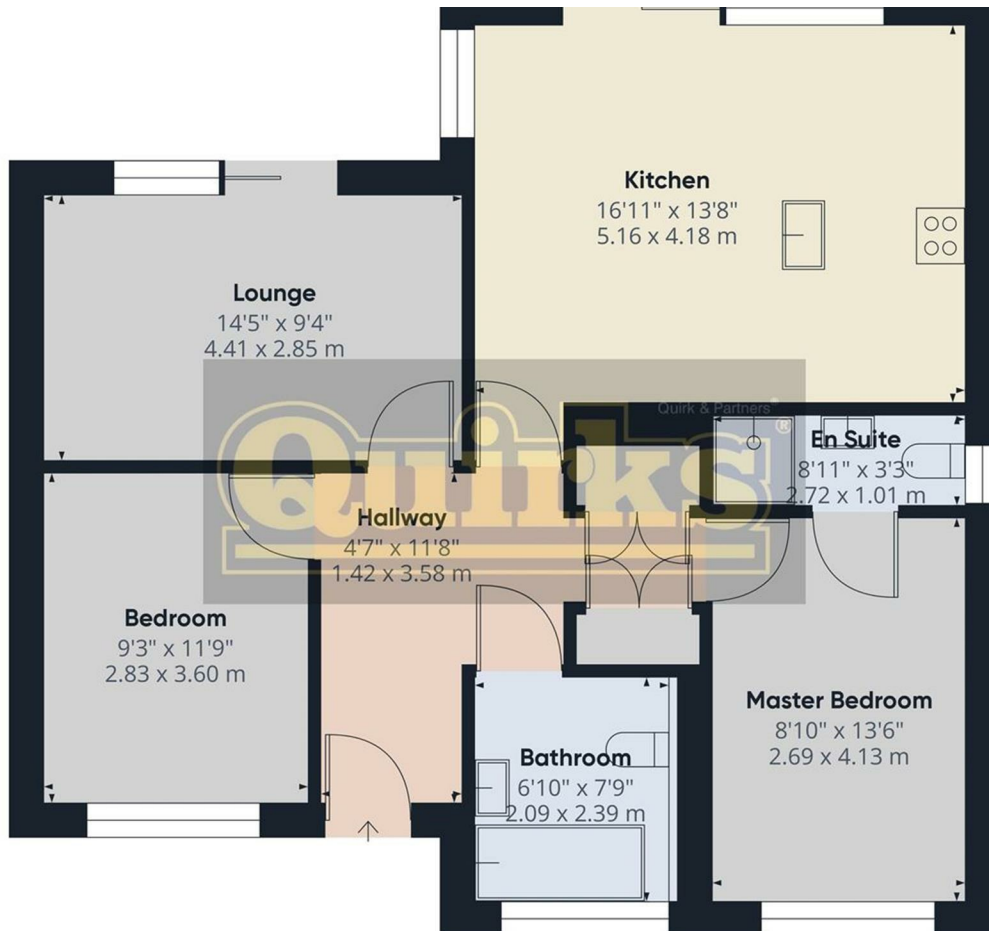




EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



Approximate total area⁽¹⁾
817.5 ft²
75.95 m²

(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 are based on RICS IPMS 3C standard.

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