



Grange Avenue, Wickford

£385,000

- Lounge 14'6 x 9'9
- Bedroom 1 12' x 9'11
- Bathroom
- Detached Garage
- Kitchen/Diner 17'10 x 15'11
- Bedroom 2 9'10 x 8'5
- Approx. 100ft Garden to Rear
- Driveway to Front

2 BEDROOM SEMI-DETACHED BUNGALOW. DETACHED GARAGE APPROACHED FROM SHARED DRIVEWAY. 17'10 KITCHEN/DINER. 14'6 LOUNGE. APPROX. 100FT REAR GARDEN. Situated on the Nevendon Road side of Wickford within easy access of town centre, park and schools is this 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 14'6 x 9'9, kitchen/diner 17'10 x 15'11, 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant large garden to rear, detached garage approached via shared driveway and off street parking to front. Basildon Council Band C. EPC D.



Council Tax Band: C



Double glazed door to side.
Double glazed window.

ENTRANCE HALL

10'9 x 8'8

Radiator (untested).
Access to loft.

BEDROOM ONE

12' x 9'11

Double glazed window to front. Radiator (untested).

BEDROOM TWO

9'10 x 8'5

Double glazed window to side. Radiator (untested).

BATHROOM

Two opaque double glazed windows to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower over. Tiling to walls and floor. Heated towel rail (untested).

LOUNGE

14'6 x 9'9

Vertical radiator (untested). Opening into:

KITCHEN/DINER

17'10 x 15'11

Double glazed windows to side and rear. Double glazed French doors to rear garden. 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, grill, hob and

extractor fan above (all untested). Integrated fridge freezer, washing machine and dishwasher (all untested). Tiling to splashback. Radiator (untested). Karndean finish to floor.

REAR GARDEN

approx 100ft
Commencing with Indian sandstone patio to immediate rear with remainder laid to lawn. Sleepers to borders with lights (untested). Shed. Fencing to boundaries. Bark seating area to rear.

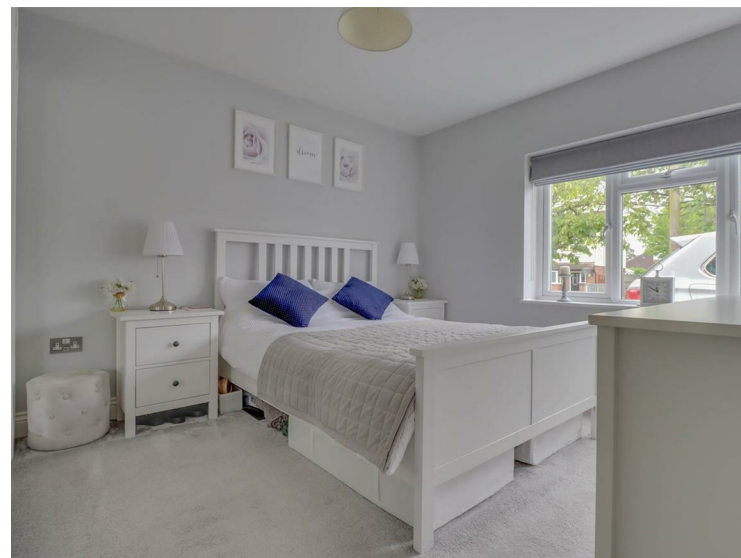
DETACHED GARAGE

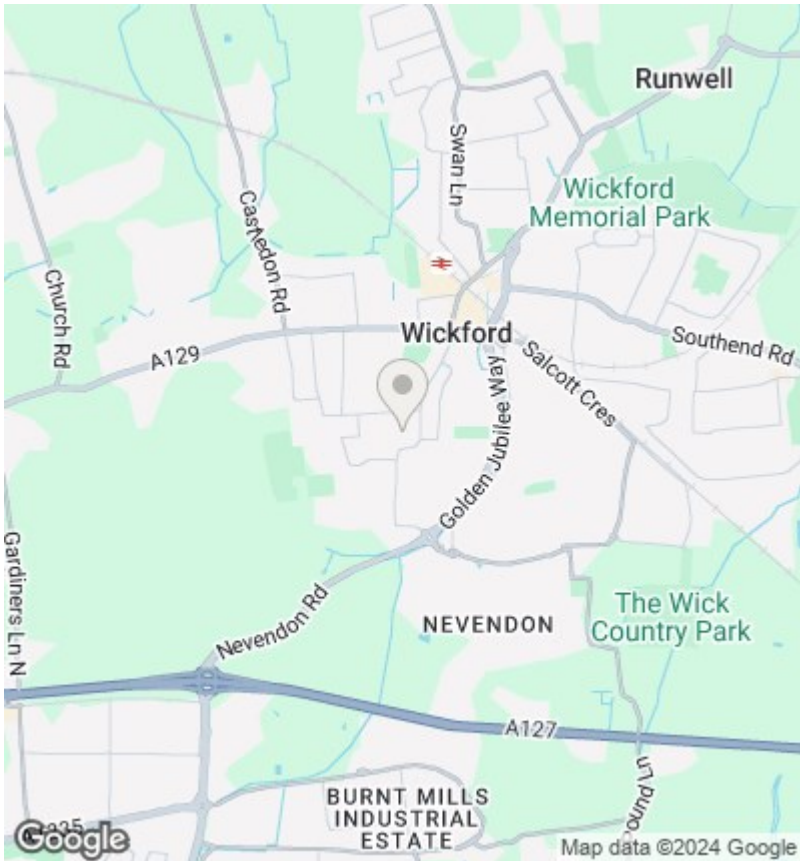
17'10 x 10'2

Up and over door to front. Power and light connected (untested). Double glazed door to side. Double glazed window to rear.

DRIVEWAY TO FRONT

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





EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		60
(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 	

