



## Tidworth Avenue, Runwell, Wickford

Guide Price £400,000

- FOUR BEDROOM SEMI DETACHED
- GARAGE
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- COUNCIL TAX - CHELMSFORD - D
- RUNWELL LOCATION
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING
- NO ONWARD CHAIN
- EPC - C

GUIDE PRICE £400,000 to £425,000 -- An opportunity has arisen to acquire this FOUR BEDROOM SEMI DETACHED home in a sought after location in RUNWELL. Offered for sale with NO ONWARD CHAIN this property has a GROUND FLOOR CLOAKROOM and GARAGE. Keys are held by the agent for immediate viewings which is recommended so as to avoid disappointment



Council Tax Band: D



#### ENTRANCE HALL

Entrance via part double glazed street door to entrance hall, base of stairs to first floor, storage cupboard, doors to cloakroom and lounge

#### CLOAKROOM

Double glazed window to front, low flush wc and wash hand basin, part tiled

#### LOUNGE

20'8 x 10

Double glazed window and patio door to rear, radiator, feature mantle piece and recess

#### KITCHEN

17'7 x 7'9

Double glazed window to rear and side, Double glazed door to garden, range of units to both ground and eye level incorporating complimentary worksurfaces, single bowl single drainer with mixer tap, washing machine, tumble dryer, tiled splash backs, wood effect laminate floor covering

#### FIRST FLOOR LANDING

doors to accomodation

#### BEDROOM ONE

12'6 x 10'5

Double glazed window to rear, radiator, fitted wardrobes, fitted drawers and dressing table

#### BEDROOM TWO

12'7 x 8'3

Double glazed window to rear, radiator, built in wardrobe

#### BEDROOM THREE

11'8 x 7'3

Double glazed window to front, radiator, wood effect laminate floor covering, built in wardrobe

#### BEDROOM FOUR

9'8 x 7'8

Double glazed window to front, radiator,

#### BATHROOM

Double glazed window to side,

#### GARAGE

Accessed via up and over door, power and light supplied, driveway in front for additional parking, gas boiler

#### REAR GARDEN

Fenced to all boundaries, garden shed, lawn area, mature flower and shrub borders

#### FRONT GARDEN

Driveway offering off road parking, mature flower and shrub borders, side access

#### AGENTS NOTE

We are advised by the vendor that the boiler was replaced in 2022

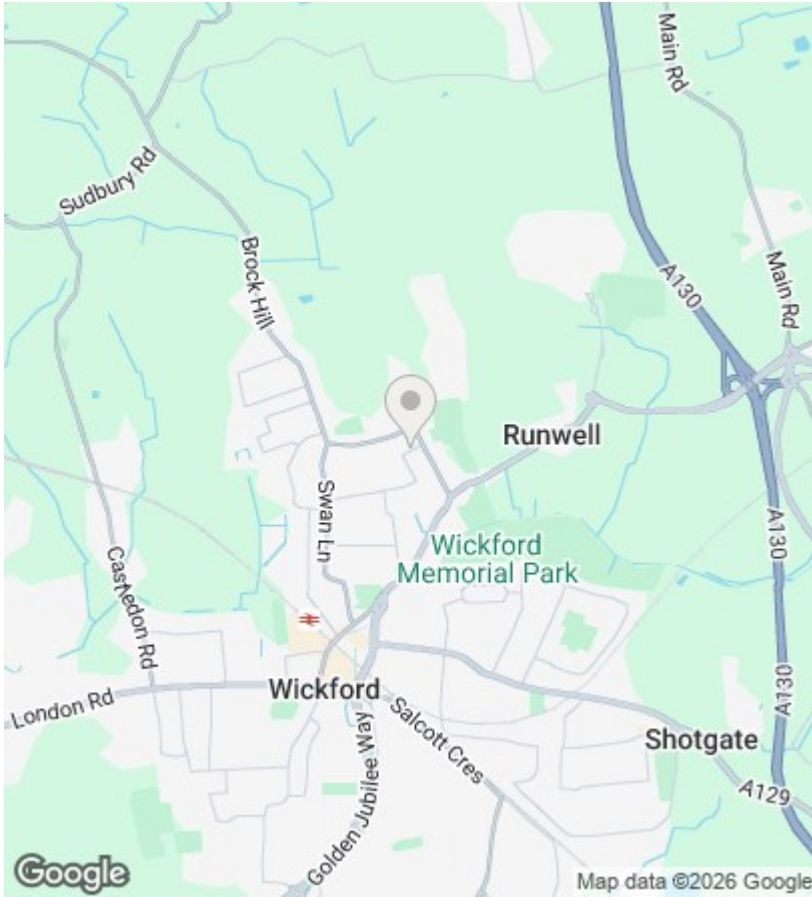
#### DISCLAIMER



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 there own enquiries about the functionality.






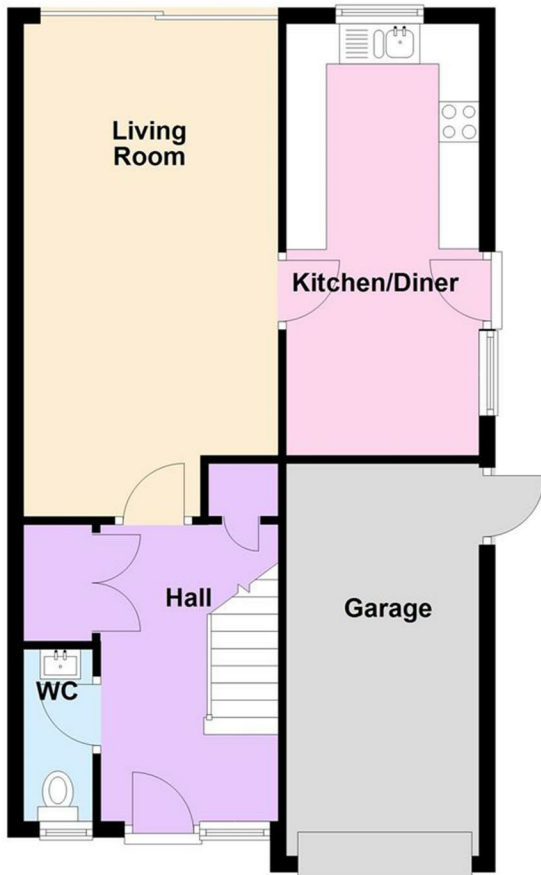


EPC Rating:

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>86</b>
(69-80) <b>C</b>	<b>71</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 	

Approx. 57.3 sq. metres (616.4 sq. feet)



**First Floor**

Approx. 49.6 sq. metres (533.9 sq. feet)

