



Harold Gardens, Wickford

£350,000

- 22'8 LOUNGE/DINER (max)
- BEDROOM 1 12' x 10'4
- BATHROOM
- WIDER REAR GARDEN
- NO ONWARD CHAIN
- 10'10 KITCHEN
- BEDROOM 2 11' x 8'
- LEAN-TO CONSERVATORY
- GARAGE WITH OWN DRIVE
- RUNWELL LOCATION

SPACIOUS 2 BED SEMI-DETACHED BUNGALOW IN RUNWELL LOCATION, 22'8 LOUNGE/DINER, 2 DOUBLE BEDROOMS, 10'10 KITCHEN, BATHROOM, WIDER REAR GARDEN, OWN DRIVE AND GARAGE, NO ONWARD CHAIN. Situated in a popular and established Runwell location set within easy access of town is this spacious semi-detached bungalow benefitting from 22'8 Lounge/Diner. 10'10 Kitchen, 2 double Bedrooms and Bathroom. The property benefitS from wide rear garden, lean-to conservatory, detached garage with own driveway. The property is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: D



Double glazed opaque door and panelling to:

ENTRANCE HALL

Radiator (untested). Cupboard housing updated boiler (untested).

BEDROOM 1

12' x 10'4

Double glazed windows to front and side. Radiator (untested).

BEDROOM 2

11' x 8'

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards extending full length.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiled surround. Radiator (untested).

KITCHEN

10'10 x 9'

Double glazed window to side. 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. Recess for fridge freezer and washing machine. Built in double oven and hob (all untested). Tiled surround. Radiator (untested). Double glazed door to:

LEAN-TO CONSERVATORY

11'6 x 5'6

Glazed windows to side and rear. Glazed French doors to side.

LOUNGE/DINER

22'8 x 11'4 (narr 8')

Two double glazed windows to rear. Additional full height window to garden. Two radiators (untested). Coved ceiling.

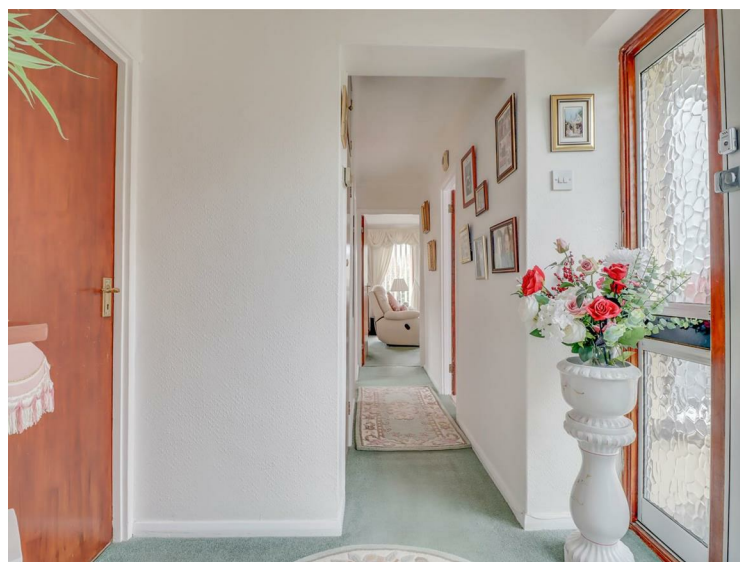
WIDE REAR GARDEN

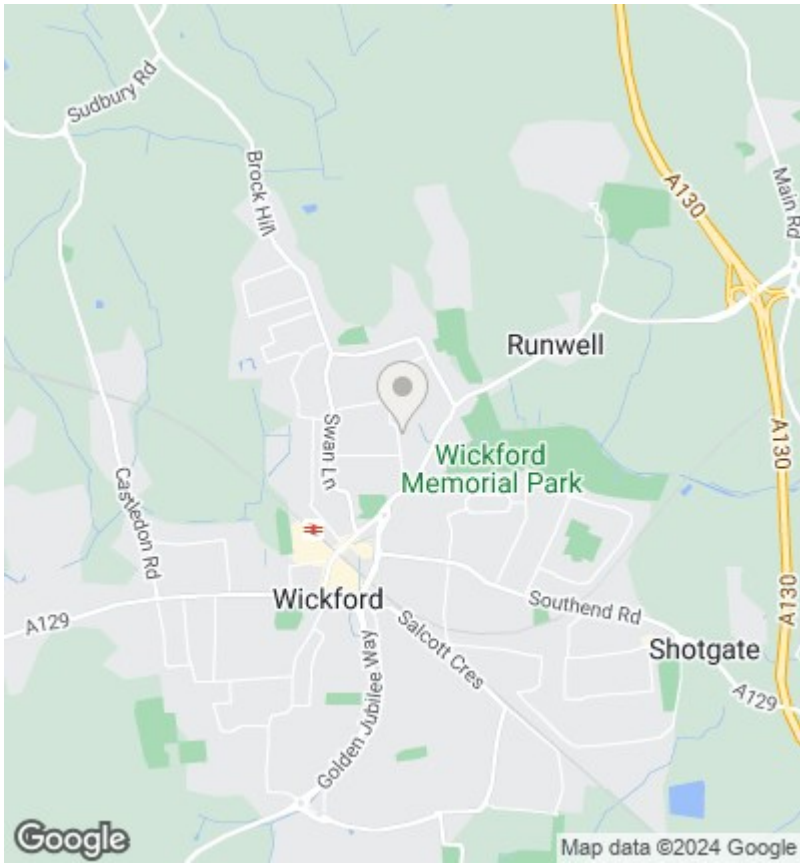
Commencing with paved patio to immediate rear with remainder laid to artificial lawn with flower and shrub borders. Fencing to side and rear boundaries. Shed to rear.

GARAGE WITH OWN DRIVEWAY

The property benefits from detached garage with independent driveway providing off street parking.

NO ONWARD CHAIN





EPC Rating:
C

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

Approx. 70.7 sq. metres (760.6 sq. feet)

