



Lucerne Walk, Wickford

£325,000

- LIVING ROOM 16'8 X 10'8
- REFITTED SHOWER ROOM
- BEDROOM 2 9'8 X 8'8
- OFF ROAD PARKING TO FRONT
- UPDATED KITCHEN 10'10 X 9'2
- BEDROOM 1 13'6 X 11'
- LARGE REAR GARDEN APPROX. 70'
- NO ONWARD CHAIN

2 BED SEMI-DETACHED BUNGALOW. 16'8 LIVING ROOM. 10'10 KITCHEN. REFITTED SHOWER ROOM. UPDATED BOILER. 70' GARDEN AND DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated in the established area of Shotgate set within easy access of the A130 and A127 is this much improved 2 bedroom semi-detached bungalow benefitting from 70' rear garden and off street parking to front. The property provides accommodation including 16'8 Living Room, updated 10'10 Kitchen and recently re-fitted Shower room. The specification includes double glazed windows, gas radiator heating with updated boiler (untested) and is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: C



ENTRANCE HALL

Double glazed door at side. Radiator. Built-in cloaks cupboard.

BEDROOM 1

13'6 x 11'

Double glazed window to rear. Radiator. Coving to ceiling.

BEDROOM 2

9'1 x 8'8

Double glazed window to front. Radiator. Coving to ceiling.

REFITTED SHOWER ROOM

Recently re-fitted with double glazed window to side. Low level W.C., wash hand basin and shower. Radiator/rail. Extractor (untested).

LIVING ROOM

16'8 x 10'8

Double glazed window to front. Double radiator. Coving to ceiling.

UPDATED KITCHEN

10'10 x 9'2 (max)

Double glazed windows to side and rear with double glazed door to rear garden. Range of updated base and wall units providing drawer and cupboard space with work tops extending to incorporate inset sink. Updated gas fired boiler. Space for washing machine and fridge/freezer. Tiled surround.

LARGE REAR GARDEN

approx 70'

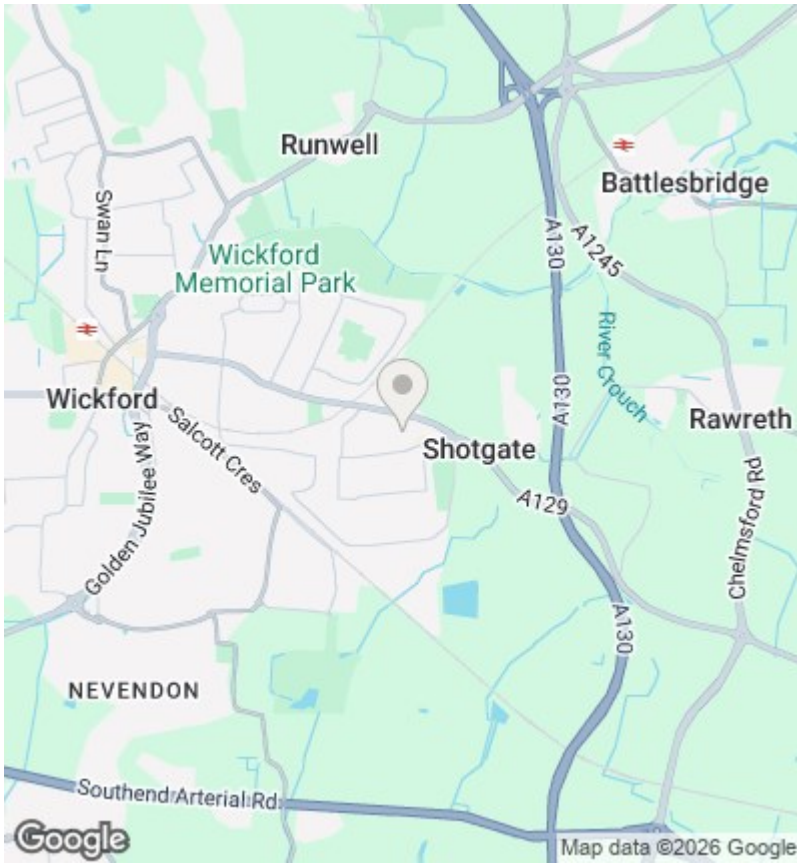
Patio to rear with new fencing to boundaries and the remainder laid to lawn. Outside tap and gate to side.

DRIVEWAY TO FRONT

Shared access to side with gravel area to front providing off street parking.

NO ONWARD CHAIN





EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 