



## Deirdre Avenue, Wickford

Offers Over £450,000

- Living Room 16' x 14'6
- Dining Room 11'4 x 11'
- 2 Shower Rooms
- Long Rear Garden
- Kitchen/Breakfast Room 14' x 11'10
- 2 Bedrooms
- Garage
- Driveway to Front.

2 BEDROOM DETACHED BUNGALOW. GARAGE & PARKING. 2 SHOWER ROOMS. 16' LIVING ROOM. 14' KITCHEN/BREAKFAST ROOM. NO ONWARD CHAIN.



Council Tax Band: D



#### RECESS STORM PORCH

Part glazed door to:

#### ENTRANCE HALL

Radiator. Access to loft.

#### SHOWER ROOM

Double glazed skylight. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiled surround. Radiator/rail.

#### BEDROOM

11' x 10'6  
Double glazed bay window to front. Radiator.

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11' x 10'  
Double glazed bay window to front. Radiator. Fitted wardrobe cupboards extending full length.

#### DINING ROOM

11'4 x 11'  
Double glazed window to side. Radiator.

#### KITCHEN/BREAKFAST ROOM

14' x 11'10  
Double glazed window to rear. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset Butler sink unit. Space for fridge freezer, washing machine

and cooker with extractor fan above.

#### INNER HALL

#### SHOWER ROOM

9'6 x 6'2  
Double glazed opaque window to rear. Suite comprising of low level WC, bidet, wash hand basin and shower cubicle.

#### STUDY

11' x 10'  
Double glazed Skylight. Radiator. Cove ceiling.

#### LIVING ROOM

16' x 14'6  
Double glazed dual windows to side. Double glazed French doors and panelling to rear garden. Wood burner. Radiator. Coved ceiling.

#### LONG REAR GARDEN

Commencing with split patio to immediate rear with large lawn area with flower and shrub borders. Raised beds. Log store. Greenhouse. Apple tree. potting shed. Path leading to further garden with flower and shrub borders. Greenhouse. Large vegetable plot. Shed. Fencing to boundaries.

#### GARAGE

22'6  
Window to side. Skylight. Workbench. Power and light connected. With



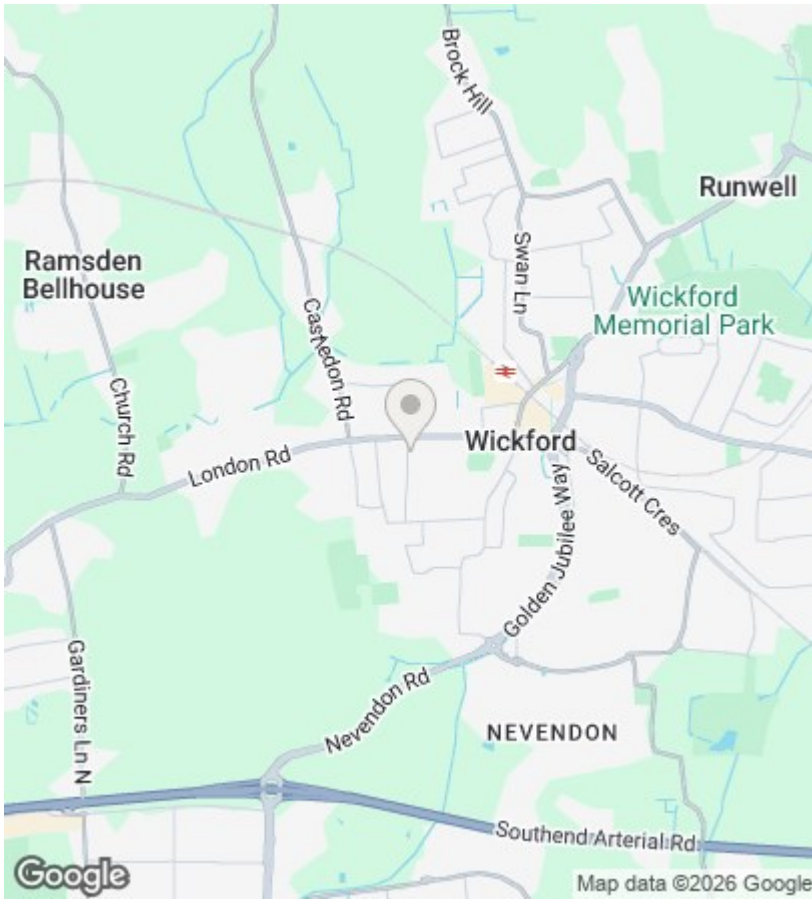
driveway providing off street parking.

**DISCLAIMER**

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.








## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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 	

### Ground Floor

