



## Castledon Road, Wickford

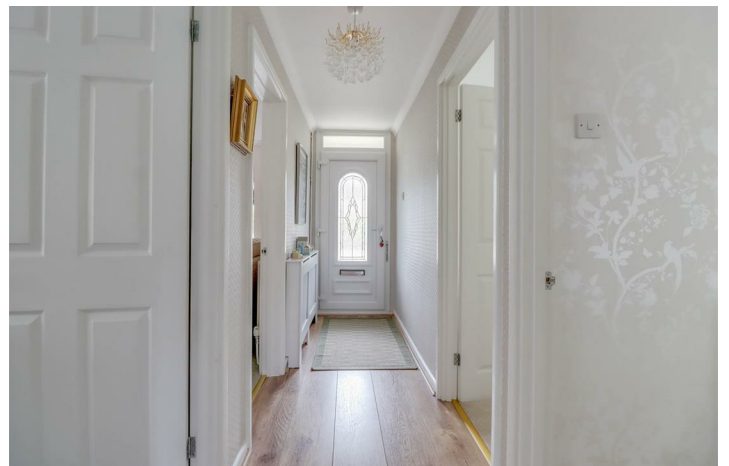
£460,000

- Living Room 12'10 x 11'10
- Kitchen 10' x 9'10
- Shower Room
- Driveway to Front
- Dining Room 11'10 x 11'4
- 2 Bedrooms
- Garden to Rear

2 BEDROOM SEMI-DETACHED BUNGALOW. GARDEN TO REAR. DRIVEWAY TO FRONT PROVIDING OFF STREET PARKING.

2 1 2 D

Council Tax Band: C



#### RECESS PORCH

At front with double glazed opaque door to:

#### ENTRANCE HALL

Radiator in casement surround. Coved ceiling. Laminate finish to floor.

#### BEDROOM

11'4 x 9'

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

#### BEDROOM

10'10 x 8'6

Double glazed window to rear. Radiator in casement surround. Fitted wardrobe cupboards and bedside units. Coved ceiling.

#### SHOWER ROOM

7'2 x 6'2

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail. Tiling to floor and walls. Coved ceiling. Extractor fan. Access to loft.

#### LIVING ROOM

12'10 x 11'10

Double glazed bay window to front. Radiator. Coved ceiling. Mock fireplace.

#### DINING ROOM

11'10 x 11'4

Double glazed window to

side. Radiator in casement surround. Coved ceiling. Mock fireplace.

#### KITCHEN

10' x 9'10

Two double glazed windows 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 sink unit. Recess for washing machine, dishwasher and fridge freezer. Built in oven, hob and extractor fan above. Tiling to floor and surround. Cupboard housing gas fired boiler.

#### REAR GARDEN

Commencing with decking to immediate rear with remainder laid to artificial lawn area with flower and shrub borders. Fencing to side and rear boundaries. Large shed. Outside ap and light. Access via path and gate to side.

#### DRIVEWAY TO FRONT

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

#### DISCLAIMER

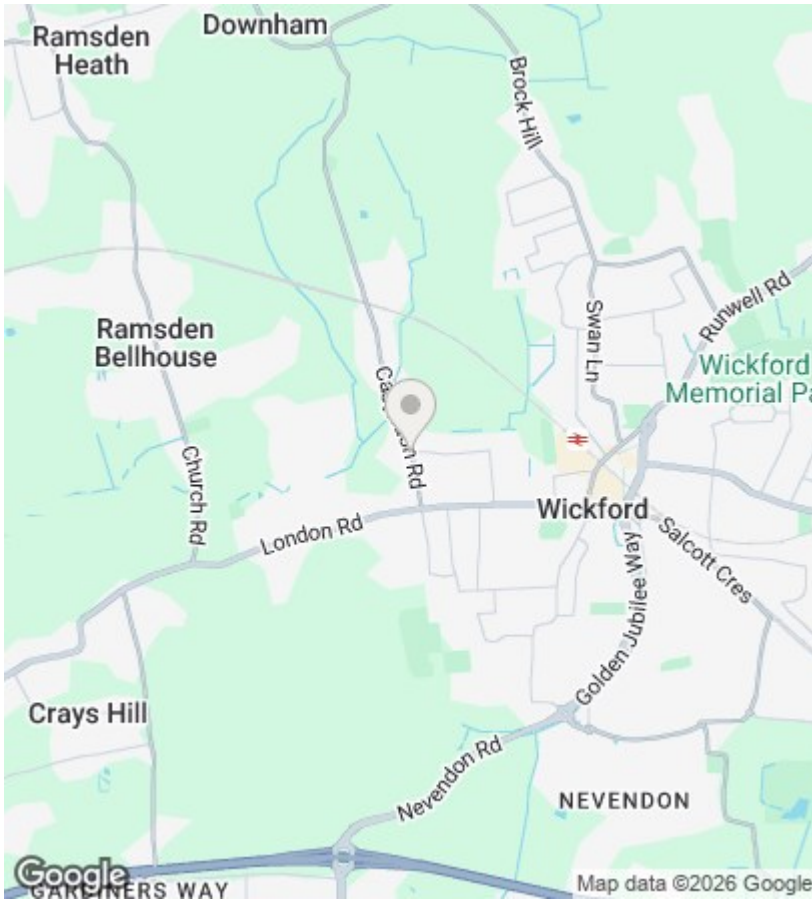
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by



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>		<b>76</b>
(55-68) <b>D</b>	<b>60</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 	

**Ground Floor**

