

Carlton Road, Runwell, Wickford

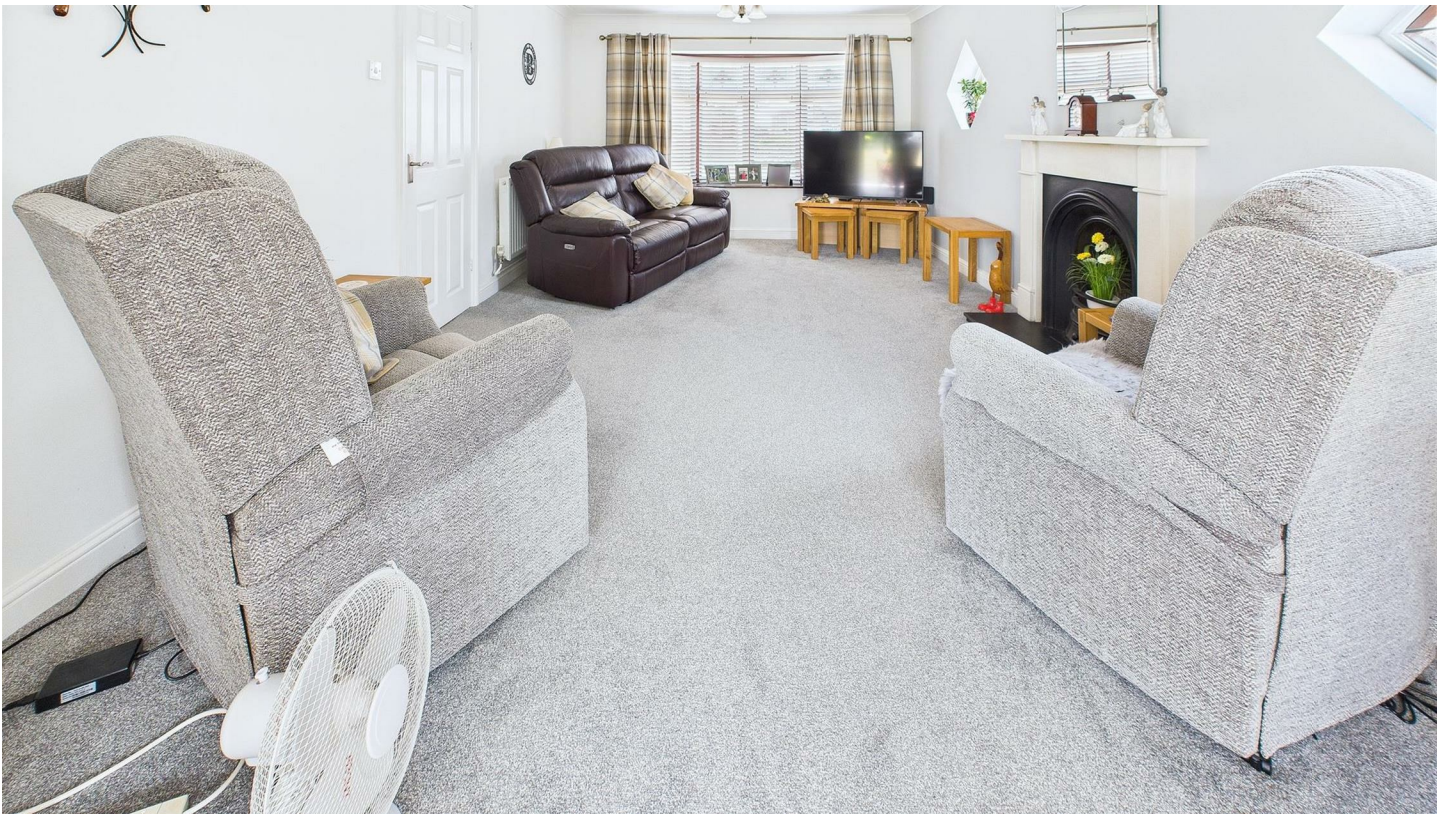
£475,000

- DETACHED BUNGALOW
- SOUTHERLY FACING GARDEN
- OFF ROAD PARKING
- WELL MAINTAINED THROUGHOUT
- COUNCIL TAX BAND - E- CHELMSFORD
- TWO BEDROOMS
- EXTENDED
- SOUGHT AFTER LOCATION OFF BROCK HILL
- GAS CENTRAL HEATING
- EPC - TBC

On the market for the first time in 35 YEARS is this deceptively spacious TWO BEDROOM DETACHED BUNGALOW. Having a good sized SOUTHERLY FACING GARDEN with large BRICK BUILT OUTBUILDING, this bungalow has previously been EXTENDED to the rear to create a separate DINING ROOM and offers potential for further extensions (STPC). Furthermore the location is great, being just off BROCK HILL in WICKFORD. We would urge interested applicants to contact us for viewings so as to avoid disappointment



Council Tax Band: E



ENTRANCE HALL

Part double glazed street door to entrance hall, radiator, doors to accommodation, access to loft

LOUNGE

19'8 x 11'10

Double glazed window in bay to front, radiator, open aspect to dining room, smooth ceiling, feature fire surround and grate

DINING ROOM

16'11 x 9

Double glazed sliding patio doors with window alongside to southerly rear garden, radiator, access to kitchen,

KITCHEN

12'8 x 6'9 and 8'11 x 7'5
L-shaped

Double glazed window to flank and double glazed door to garden, range of modern units to both ground and eye level with complimentary roll edged working surfaces, fitted oven and hob with hood over, fridge/freezer and separate freezer, washing machine and dishwasher included, sink unit with mixer taps and drainer, ceramic tiled splash backs

BATHROOM

Double glazed window to flank, four piece suite in

white comprising panelled bath, separate shower cubicle, low flush wc and wash hand basin inset to vanity unit

BEDROOM ONE

12'8 x 9'10

Double glazed window to front in bay, radiator

BEDROOM TWO

10'7 x 9

Double glazed window to flank, radiator

REAR GARDEN

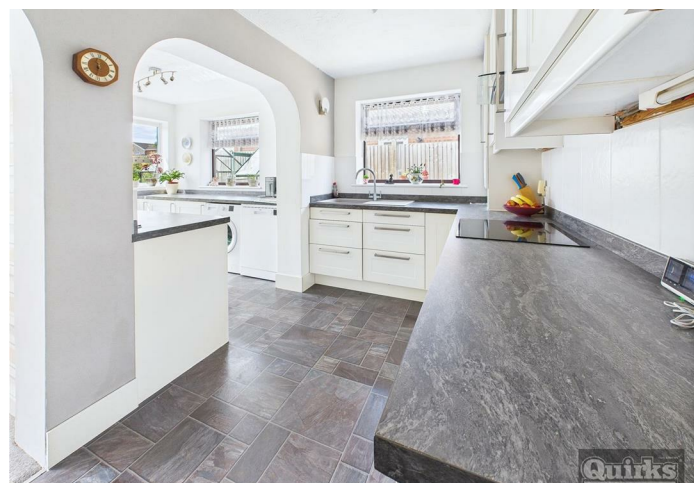
SOUTHERLY FACING laid mostly to lawn with mature flower and shrub borders, large patio area, vehicular access to one side via gate, ideal for storage of camper van or boat etc. Large OUT BUILDING (19'10 x 7'11) with power and light

FRONT GARDEN

Block paved offering off road parking for several vehicles as well as a lawn and mature flower beds inset, vehicle sized gate leading to rear garden

DISCLAIMER

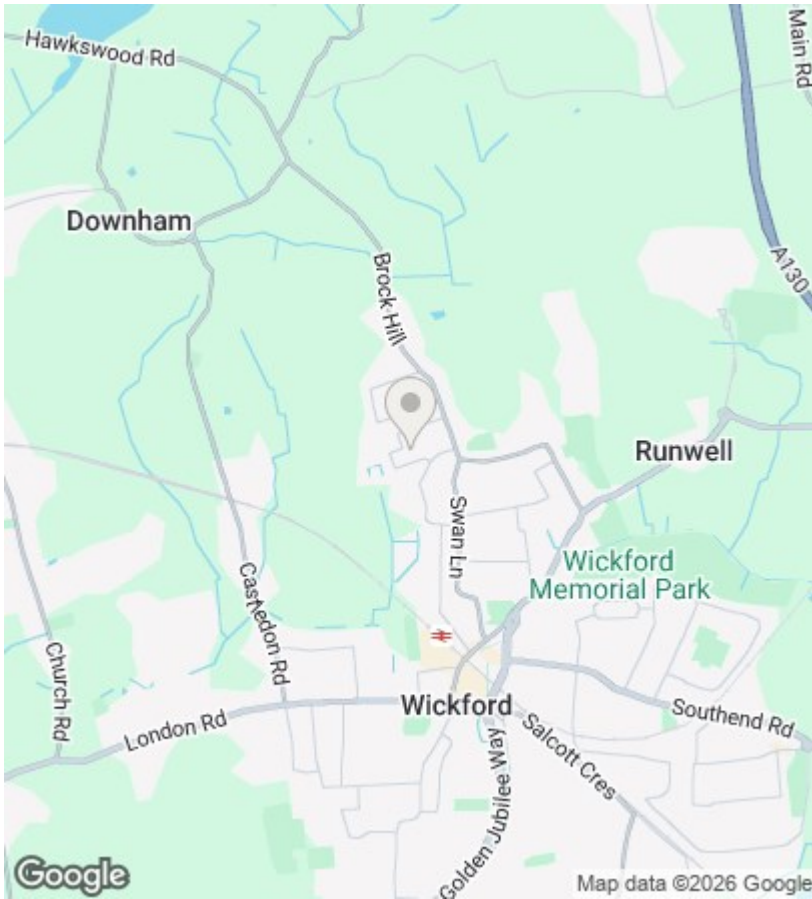
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by



the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.

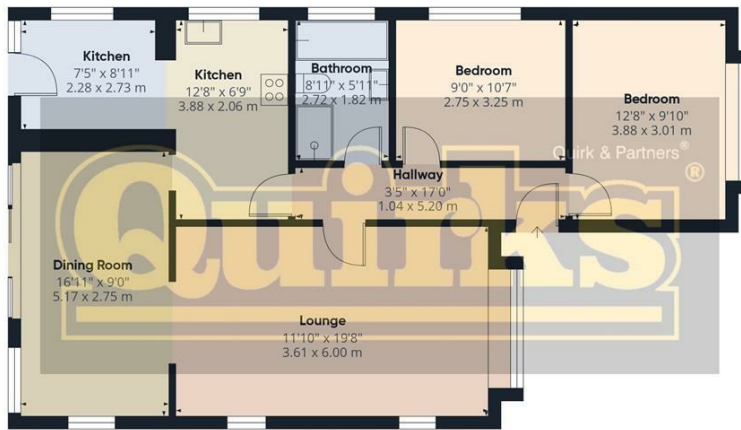




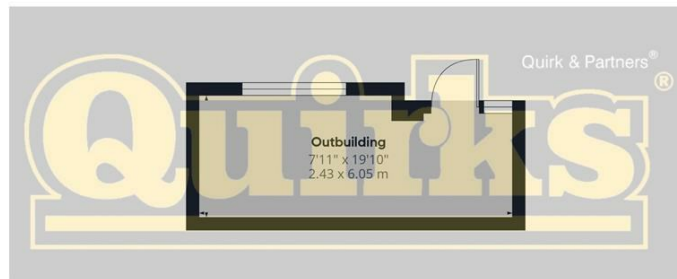


EPC Rating:

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



Floor 0 Building 1



Floor 0 Building 2