



Hengist Gardens, Wickford

£390,000

- MODERNISED AND IMPROVED
- WESTERLY GARDEN
- 2 DOUBLE BEDROOMS
- LOUNGE 14'6 X 13'4
- EPC - D
- NO ONWARD CHAIN
- OFF STREET PARKING
- KITCHEN 10'10 X 8'2
- RUNWELL LOCATION
- COUNCIL TAX - C

SPACIOUS 2 BEDROOM SEMI DETACHED BUNGALOW. FULLY MODERNISED. WESTERLY GARDEN. NO ONWARD CHAIN. LOUNGE. KITCHEN. CLOSE TO TOWN AND STATION. Situated on the Runwell side of Wickford close to town and station is this spacious 2 bedroom semi-detached bungalow offered with NO ONWARD CHAIN. The property has been fully modernised and benefits from westerly garden and off street parking. An early inspection is recommended.



Council Tax Band: C



ENTRANCE HALL

13' x 5'2

Part double glazed street door to hall, wood effect floor covering, access loft, doors to accommodation, smooth ceiling

BEDROOM 1

11'10 x 11'3 (14'3 max)

Double glazed window to front, radiator, smooth ceiling with inset downlighters

BEDROOM 2

11'8 x 9'8

Double glazed window to front, radiator, smooth ceiling with inset downlighters

SHOWER ROOM

Double glazed window to flank, newly fitted suite comprising low flush wc, double shower cubicle and wash hand basin inset to storage unit, heated towel rail, smooth ceiling

LOUNGE

14'6 x 13'4

Double glazed bi-fold doors to rear garden, smooth ceiling with inset downlighters, radiator, wood effect floor covering

KITCHEN

10'10 x 8'2

Double glazed window to rear, double glazed door to rear garden, newly

fitted units to ground and eye level incorporating stone effect worksurfaces, inset sink unit with mixer tap, space for washing machine or dishwasher, newly fitted oven hob and cooker hood

WESTERLY REAR GARDEN

approx 30'

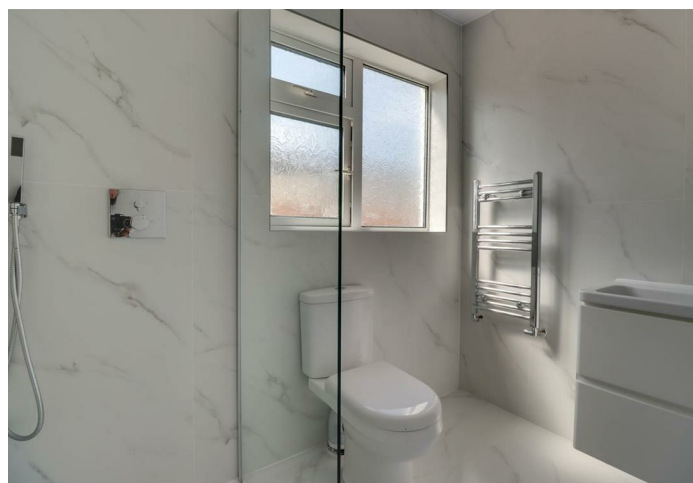
Mostly laid to lawn, fenced to all boundaries, outbuilding with lighting

FRONT GARDEN

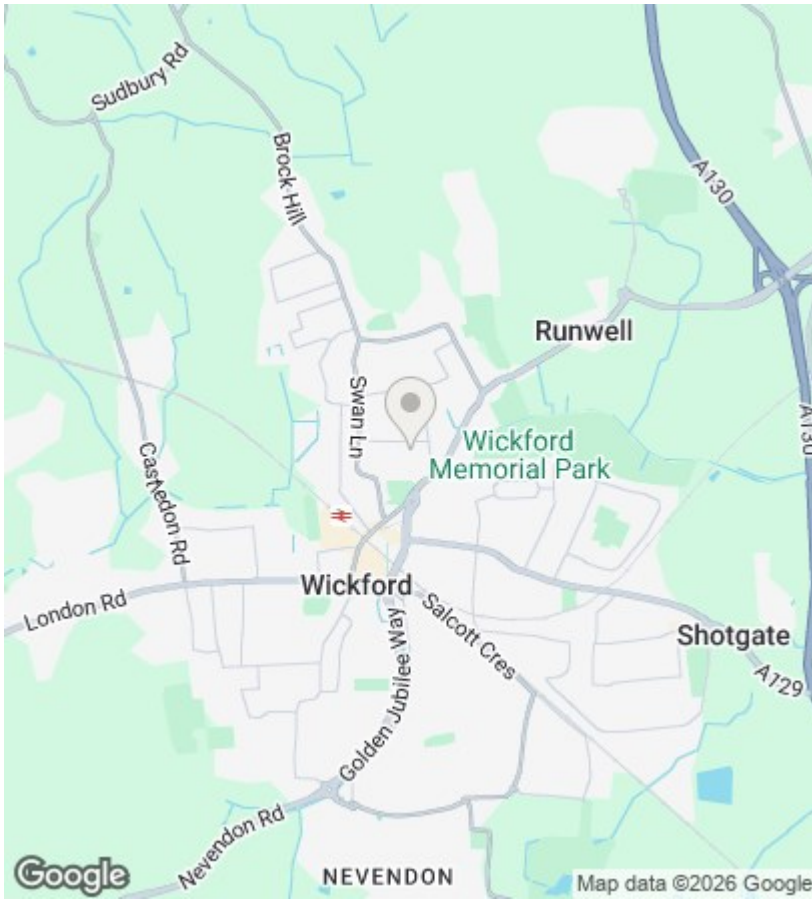
Drive way to front, lawn, further concrete hard standing

DISCLAIMER

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




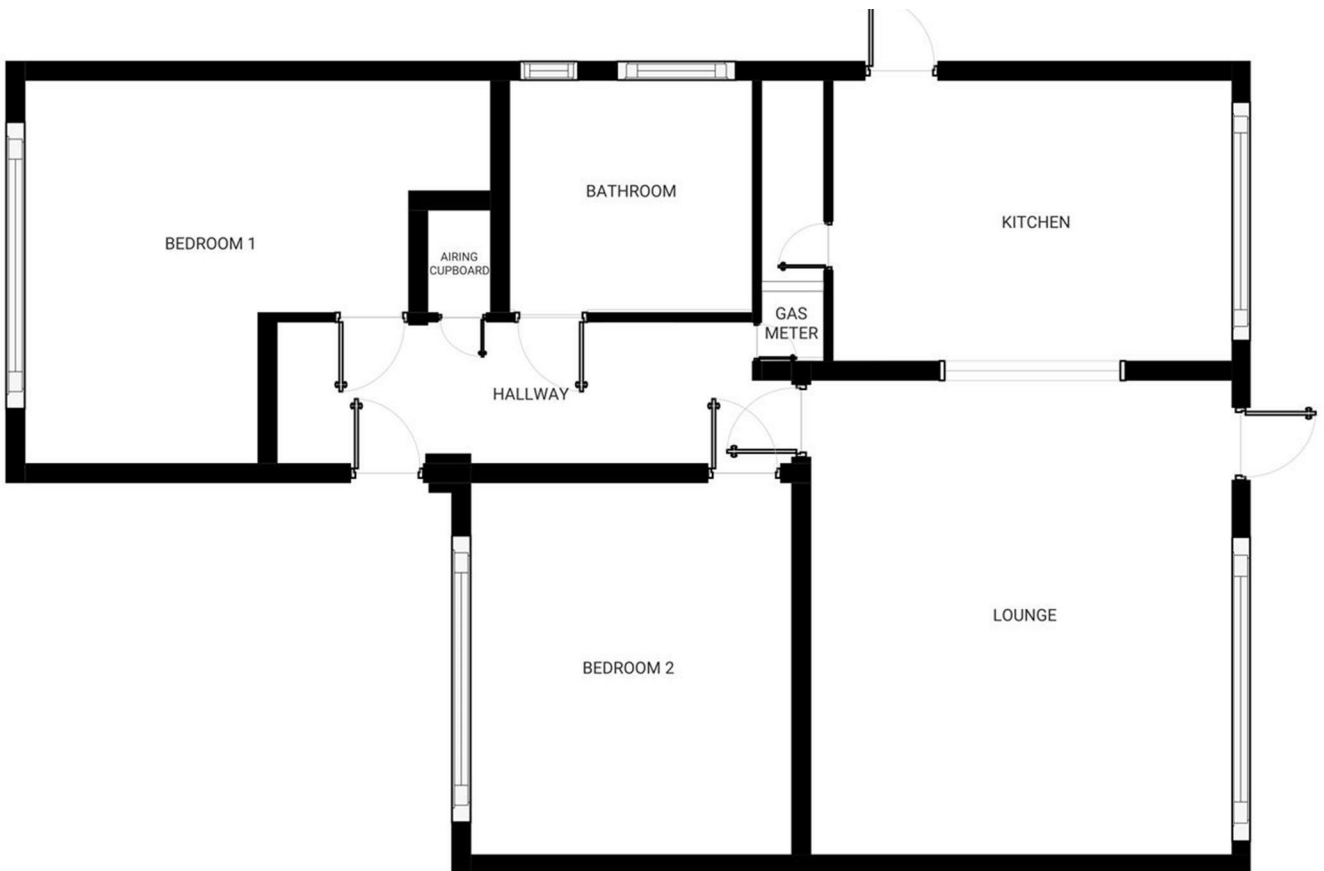




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Approximate Size (71 SQM / 765 SQFT)

Disclaimer: All measurements are approximate and are provided for general guidance only. Buyers are advised to verify the dimensions and ensure their suitability for any specific requirements