



Running Well, Runwell, Wickford

Offers Over £375,000

- SOUGHT AFTER ST. LUKES DEVELOPMENT
- SPACIOUS LOUNGE/DINER 29'2 x 14'8
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING FOR 2 CARS
- CLOSE TO LOCAL SHOPS, COFFEE SHOP AND SCHOOL
- 13'8 KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM & CLOAKROOM
- EASY MAINTENANCE REAR GARDEN WITH ACCESS

SPACIOUS HOUSE ON THE SOUGHT AFTER ST. LUKES DEVELOPMENT. 2 DOUBLE BEDROOMS. BATHROOM & CLOAKROOM. SPACIOUS LOUNGE/DINER 29'2 x 14'8. 13'8 KITCHEN. EASY MAINTENANCE GARDEN. ALLOCATED PARKING 2 CARS. CLOSE TO OPEN FARMLAND. Situated on the sought after St. Lukes Development close to local shops, school, cafe and farmland is this exceptionally spacious house benefitting from 2 double bedrooms, Bathroom & Cloakroom, generous 29'2 Lounge/ Diner and open plan Kitchen 13'8 x 6'4 with integrated appliances. The specification includes double glazed windows, gas radiator heating, easy maintenance garden to rear and allocated parking opposite for 2 vehicles. EPC Rating B, Chelmsford Council band D



Council Tax Band: D



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).
Laminate finish to floor.

CLOAKROOM

Suite comprising of enclosed low level WC and wash hand basin. Radiator (untested). Tiling to floor and surround. Storage cupboard.

KITCHEN

13'8 x 6'4
Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Peninsula unit. Built in oven, hob and extractor fan above (all untested). Integrated dishwasher, washing machine and fridge freezer (all appliances untested). Cupboard housing gas fired boiler (untested). Radiator (untested). Laminate finish to floor extending open plan to:

SPACIOUS LOUNGE/DINER

29'2 x 14'8
Double glazed French doors and double glazed panelling to rear garden. Two radiators (untested).

Laminate finish to floor. Semi-vaulted ceiling with dual Velux style skylights. Under stairs cupboard.

FIRST FLOOR LANDING

BEDROOM 1

14'6 x 9'6
Double glazed window to rear. Radiator (untested). Mirror fronted wardrobe cupboards.

BEDROOM 2

14'6 x 9'10 (max)
Double glazed window to front. Radiator (untested). Airing cupboard.

BATHROOM

Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Extensive tiling to walls and floor. Radiator/rail (untested). Downlighters to ceiling. Storage cupboard. Extractor fan (untested).

EASY MAINTENANCE

GARDEN

Commencing with paved patio to rear and side with artificial lawn area. Shed/bin store. Outside tap and light (untested). Gate to rear.

ALLOCATED PARKING TO

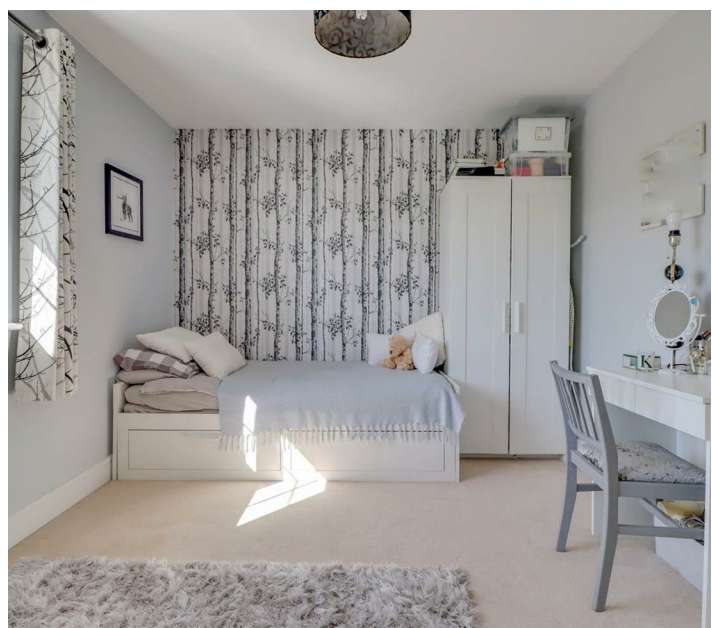
FRONT

The property benefits from 2 allocated parking spaces opposite the property.

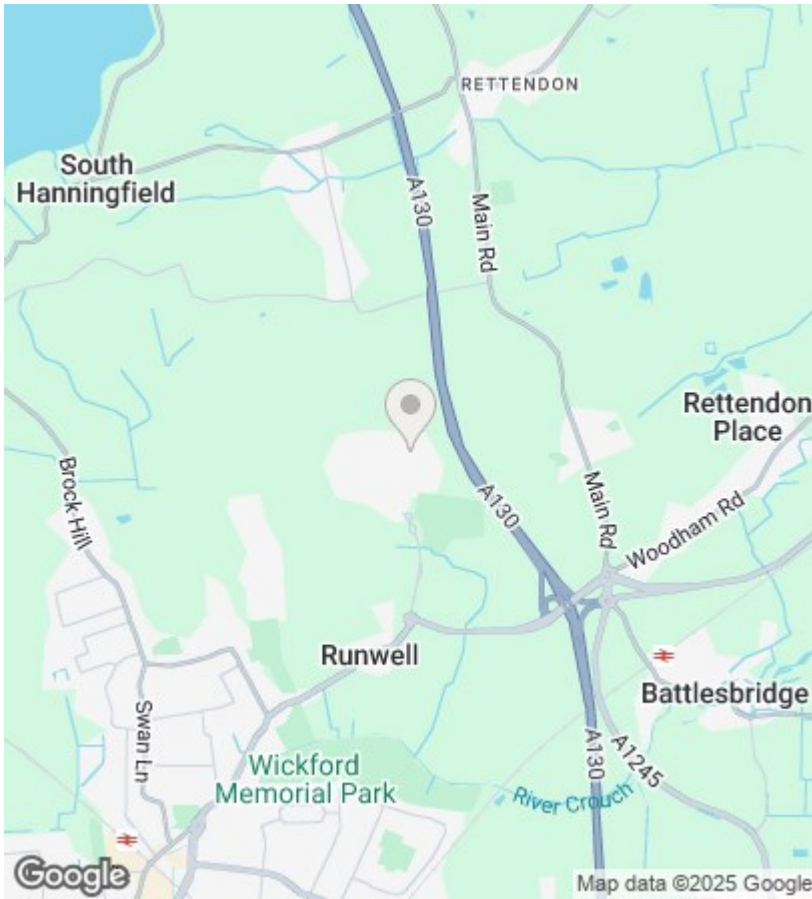


REMAINING NHBC GUARANTEE/ESTATE
CHARGE

The property benefits from remaining NHBC
guarantee and there is an estate charge
covering green space maintenance of £36 PCM
(as of 20/4/24).







EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

