



Laburnum Avenue, Wickford

Offers Over £375,000

- EXTENDED TWO BEDROOM BUNGALOW
- DETACHED OVERSIZED GARAGE
- DOUBLE GLAZED
- NO ONWARD CHAIN
- COUNCIL TAX BAND - BASILDON - C
- CARTER AND WARD
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- GOOD LOCATION
- EPC - D

2     D

Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to hall, doors to accommodation, radiator

LOUNGE/DINER

25 x 11'9

Double glazed bay window to front, two radiators, gas fire inset to decorative surround

KITCHEN

19'4 x 9'6

Double glazed patio doors to rear garden, Radiator, extensive range of units to both ground and eye level incorporating complimentary worksurfaces with inset sink with mixer tap, fitted hob and oven with grill, fitted microwave, tiled splash backs, quarry tiled floorcovering, larder cupboard, double glazed door to garden

BATHROOM

Double glazed opaque window, FOUR piece suite comprising shower cubicle, panelled bath, low flush wc and pedestal wash hand basin, radiator, half tiled walls

BEDROOM ONE

16'7 x 11'2

Double glazed window to rear, radiator, fitted cupboard housing hot water cylinder

BEDROOM TWO

11'3 x 11'2

Double glazed window to rear, radiator,

DETACHED GARAGE

22 x 13

Accessed via up and over door power and light supplied

WORKSHOP

11'5 x 9'6

Power and light supplied

FRONT GARDEN

Driveway to flank leading to garage double as off street parking, lawn, flower and shrub borders

REAR GARDEN

Patio to fore, doors to garage and workshop, side pedestrian and vehicular access, fenced to all boundaries, lawn and mature flower and shrub borders, greenhouse

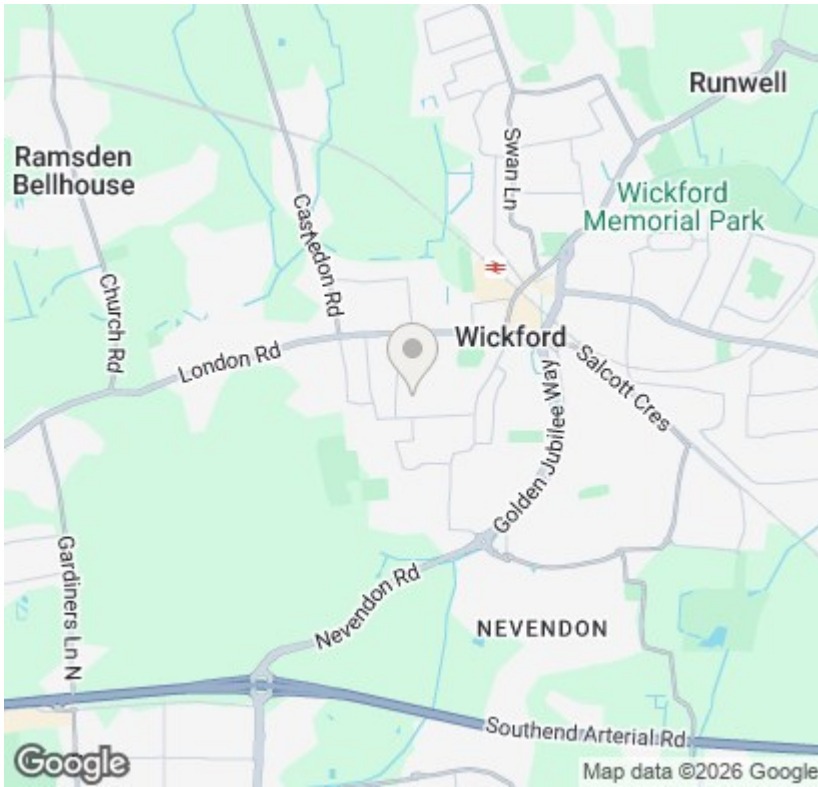
DISCLAIMER

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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Approx. 85.5 sq. metres (919.8 sq. feet)

