



Victoria Avenue, Wickford

Offers Over £450,000

- Lounge 22' x 14'4
- Conservatory 13'6 x 10'4
- En-suite & Bathroom
- Detached Garage
- Kitchen 11'10 x 11'4
- 3 Bedrooms
- 100ft Garden to Rear
- Independent Driveway

3 BEDROOM DETACHED BUNGALOW. EN-SUITE & BATHROOM. 100FT GARDEN TO REAR. DETACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated on the London Road side of Wickford close to town centre and mainline station is this 3 bedroom detached property benefitting from accommodation including lounge 22' x 14'4, kitchen, conservatory 13'6 x 10'4, 3 bedrooms, en-suite shower room and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 100ft garden to rear, detached garage & driveway providing off street parking. The property is offered with no onward chain.

3 2 1 D

Council Tax Band: D



Double glazed opaque door and panelling to:

ENTRANCE HALL

Radiator (untested).
Coved ceiling. Cloaks storage cupboard.

BEDROOM

11'10 x 11'8

Double glazed bay window to front. Radiator (untested). Range of fitted furniture incorporating wardrobe cupboards.

BEDROOM

11'4 x 9'8

Double glazed windows to front and side. Radiator (untested). Built in wardrobe cupboards.

BEDROOM

10'7 x 8'7

Double glazed window to side. Radiator (untested). Coved ceiling.

EN-SUITE SHOWER ROOM

Suite comprising of low level WC, wash hand basin and shower cubicle. Tiled surround. Extractor fan (untested).

BATHROOM

8'10 x 8'3

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiled surround.

(Concealed from Bedroom 1).

KITCHEN

11'10 x 11'4

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. Integrated dishwasher (untested). Space for washing machine. Built in oven, grill, hob and extractor fan above (all untested). Tiled surround.

Double glazed window and double glazed door to:

CONSERVATORY

13'6 x 10'4

Double glazed windows to sides and rear. Double glazed French doors to rear garden. Radiator (untested).

LOUNGE

22' x 14'4

Double glazed patio doors to rear garden. Two radiators (untested). Coved ceiling.

REAR GARDEN

approaching 100ft

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries.

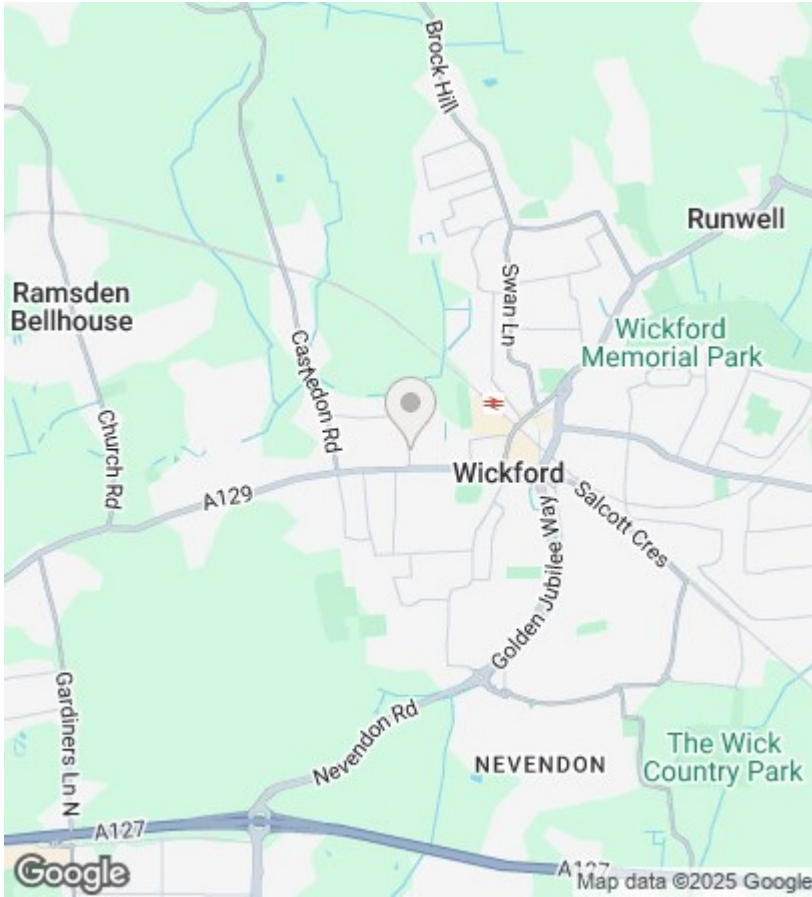
DETACHED GARAGE



Window and door to side. Independent driveway providing off street parking.







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	

