



Grange Avenue, Wickford

£400,000

- Living Room 15' x 10'
- Kitchen 10' x 7'10
- 2 Bedrooms
- Southerly Rear Garden
- Feature Orangery 18'6 x 10'8
- Utility Room 7' x 5'2
- Shower Room + extra Cloakroom
- Driveway to Front

2 BEDROOM SEMI-DETACHED BUNGALOW. SOUTHERLY GARDEN TO REAR. DRIVEWAY TO FRONT. Situated on the Nevendon Road side of Wickford within easy access of town centre, park and schools is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 15' x 10', orangery 18'6 x 10'8, kitchen 10' x 7'10, utility room 7' x 5'2, 2 bedrooms, shower room and additional cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, southerly garden to rear and driveway to front providing off street parking.

 2

 2

 1

 D

Council Tax Band: C



Double glazed opaque door at side to:

ENTRANCE HALL

Radiator. Built in cupboard. Access to loft.

SHOWER ROOM

6'8 x 4'8

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail. Downlighters to ceiling.

BEDROOM ONE

12' x 10'

Double glazed window to front. Radiator. Coved ceiling. Fitted double wardrobe cupboards.

BEDROOM TWO

9'10 x 8'6

Double glazed window to side. Radiator. Fitted double wardrobe cupboard and drawers.

KITCHEN

10' x 7'10

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. Recess for dishwasher. Built in oven, grill, microwave and hob. Tiled surround. Gas fired boilers. Radiator.

UTILITY ROOM

7' x 5'2

Double glazed door to rear garden. Additional units with work tops. Space and provision for washing machine and fridge freezer.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Radiator.

LIVING ROOM

15' x 10'

Upright radiator. Coved ceiling with downlighters. Extending open plan to:

ORANGERY

18'6 x 10'8

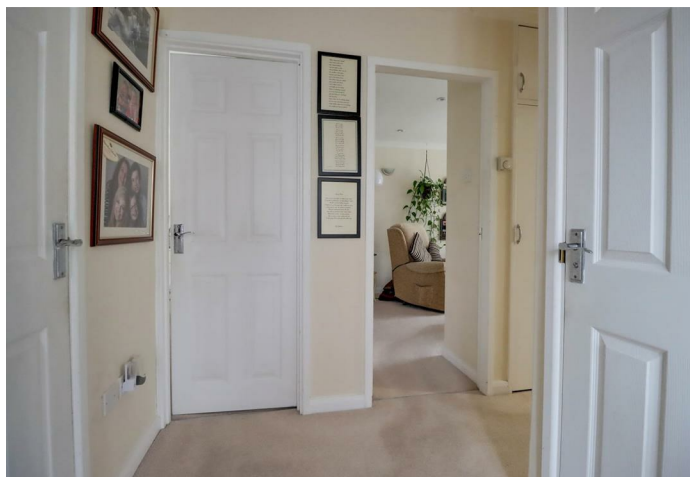
Double glazed windows to rear and side. Double glazed Bi-folding doors to rear garden. Two electric radiators. Large double glazed lantern.

SOUTHERLY REAR GARDEN

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

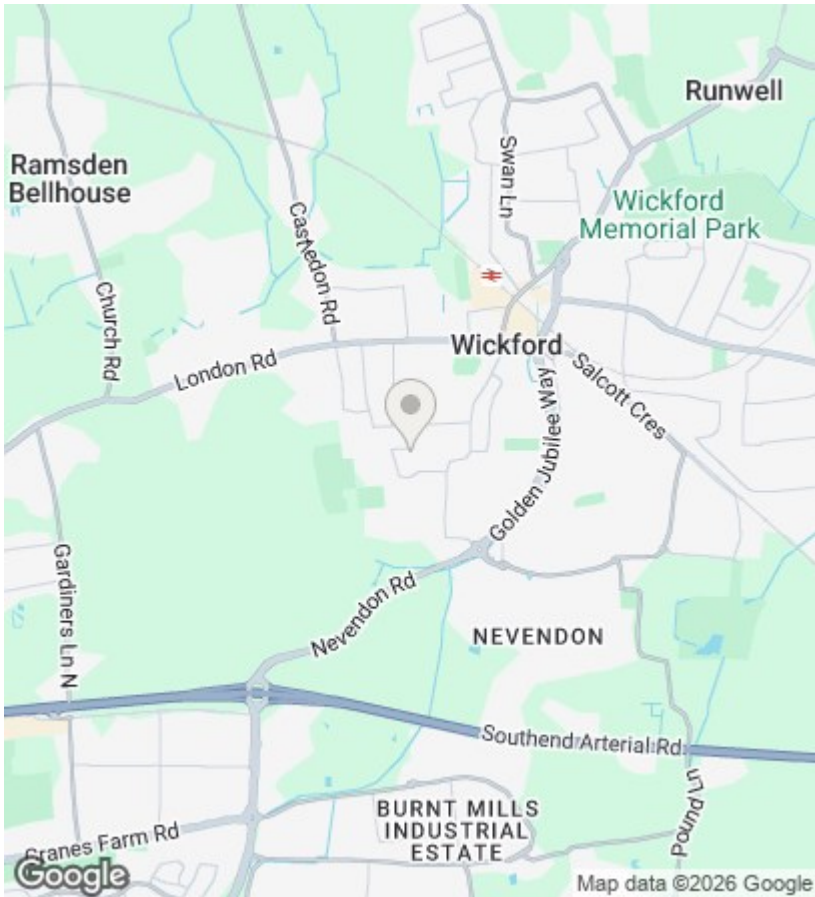
DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.









EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

