



Sharlands Close, Wickford

£335,000

- GARAGE
- OFF ROAD PARKING
- CUL DE SAC LOCATION
- DOUBLE GLAZED
- COUNCIL TAX - BAND C - BASILDON
- CLOSE TO LOCAL SHOPS INCLUDING TESCO
- TWO BEDROOMS
- AIR CONDITIONING
- BOILER REPLACED 2023
- EPC - D

A TWO bedroom CARTER and WARD semi detached BUNGALOW located in a quite CUL DE SAC within WICKFORD with CONSERVATORY and GARAGE. This bungalow has been lovingly cared for and has a modern interior and can be moved straight into located within walking distance of local shops including TESCO. VIEWING IS STRONGLY ADVISED. NO ONWARD CHAIN



Council Tax Band: C



ENTRANCE HALL

Accessed via part double glazed street door and porch, radiator, access loft and doors to accommodation. Karndean floor covering.

LOUNGE

15 x 12'1

Double glazed window to front, radiator, two windows to flank, covered ceiling, Karndean floor covering

KITCHEN

9' x 7'7

Double glazed door and window to rear, tiled floorcovering, range of units to ground and eye level with complimentary roll edged worksurfaces with inset sink unit with drainer and mixer tap, built in oven and hob with cooker hood over, space and plumbing for washing machine, smooth ceiling, tiled floor covering

SHOWER ROOM

Double glazed window to rear, shower cubicle, concealed flush wc, and wash hand basin, smooth ceiling with covered surround, tiled floor covering

BEDROOM ONE

11'2 x 9'9

Double glazed window to front, radiator, Karndean floor covering. Range of fitted wardrobes with matching bedside units.

BEDROOM TWO

10 x 8

Double glazed window to rear, radiator, covered ceiling, Karndean floor covering.

CONSERVATORY

7'9 x 7'7

Double glazed to three sides radiator, doors to garden, tiled floor covering

FRONT GARDEN

Flower and shrub borders, remainder block paved offering off road parking for multiple vehicles, shared driveway leading to garage

REAR GARDEN

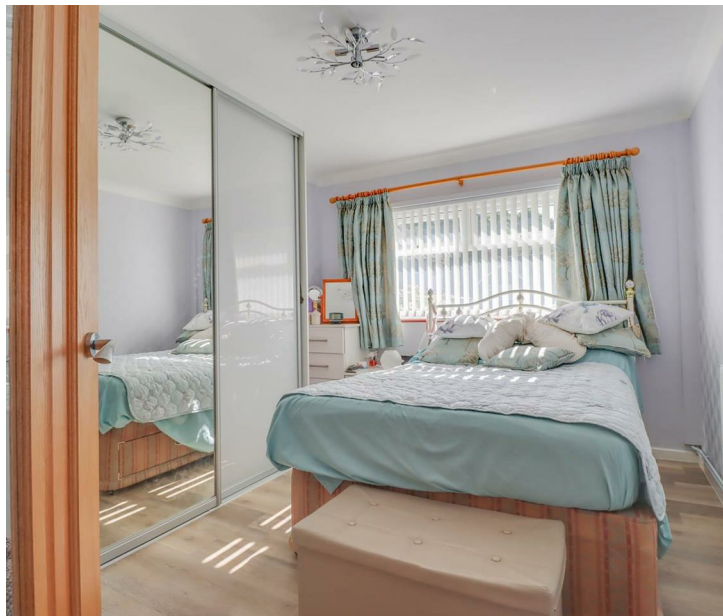
patio to fore, lawn, side gate fenced to all boundaries

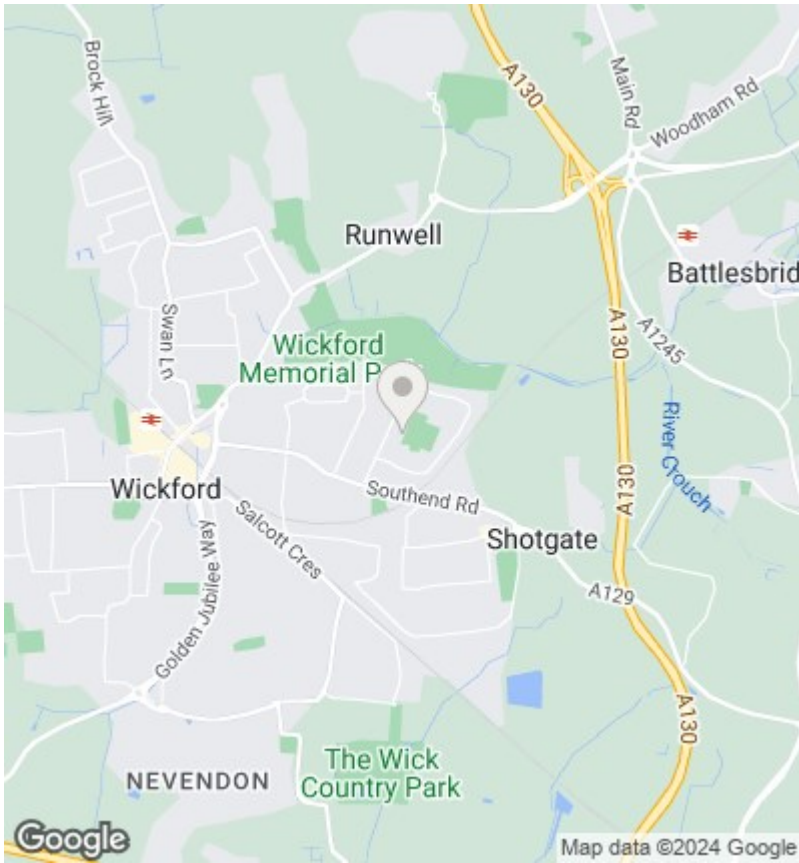
GARAGE

Accessed via electric remote control roller door, power and light supplied.

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 their own enquiries about the functionality.





EPC Rating:

D

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been listed. Metropix ©2017. Made with Metropix ©2023.