



## Brunwins Close, Wickford

£325,000

- Living Room 16' x 12'
- Bedroom 11'6 x 9'
- Shower Room
- Shared Driveway to Detached Garage
- Kitchen/Diner 17' x 9'
- Bedroom 11' x 11'
- Rear Garden Approaching 40ft
- No Onward Chain

2 BEDROOM SEMI-DETACHED BUNGALOW. 40FT GARDEN TO REAR. SHARED DRIVEWAY LEADING TO DETACHED GARAGE. NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location on the Southend Road side of Wickford is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 16' x 12', kitchen/diner 17' x 9', utility room 13'10 x 5'2, 2 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear approaching 40ft, shared driveway leading to detached garage. The property is offered with no onward chain.



Council Tax Band: D



Double glazed opaque door to:

#### ENTRANCE HALL

#### BEDROOM

11'6 x 9'

Double glazed window to front. Fitted wardrobe cupboards. Radiator (untested).

#### BEDROOM

11' x 11'

Double glazed window to rear. Fitted wardrobe cupboards. Gas fired boiler (untested).

#### SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator (untested).

#### KITCHEN/DINER

17' x 9'

Two double glazed windows to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in oven and hob (untested). Space for fridge freezer. Radiator (untested).

#### UTILITY ROOM

13'10 x 5'2

Two double glazed windows to rear. Double glazed door to rear garden. Radiator (untested). Space for washing machine.

#### CLOAKROOM

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

#### LIVING ROOM

16' x 12'

Double glazed window to front. Radiator (untested). Gas fire (untested).

#### GARDEN TO REAR

approaching 40ft  
Patio area with remainder laid to lawn. Unoverlooked from rear. Access to side.

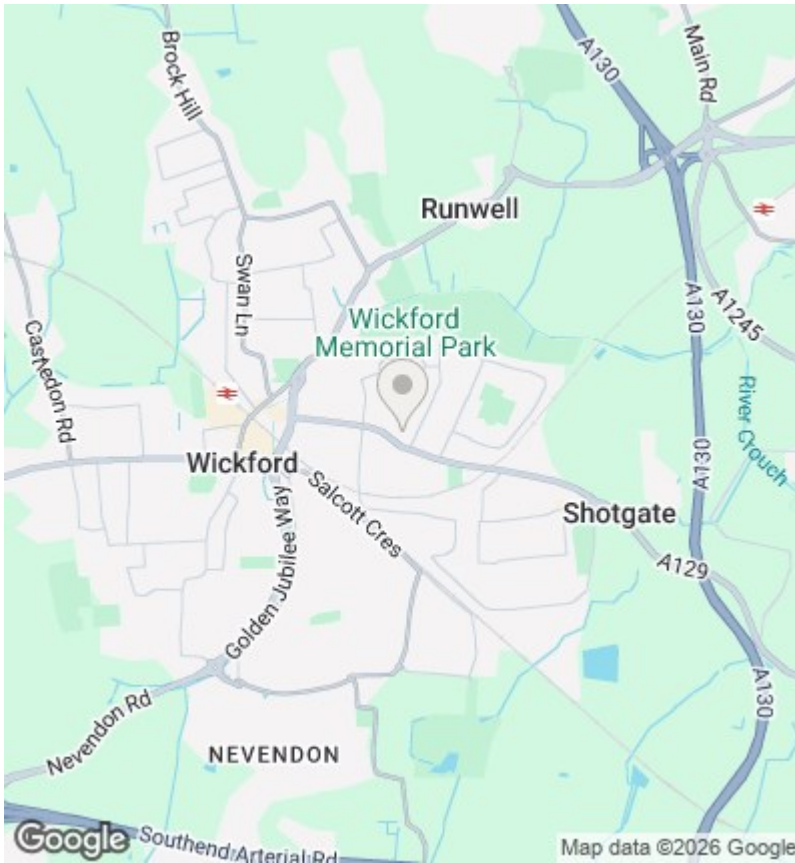
#### SHARED DRIVEWAY

The property has a shared driveway leading to:

#### DETACHED GARAGE

Up and over door to front.





EPC Rating:

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

Approx. 77.9 sq. metres (838.9 sq. feet)

