



Brock Hill, Runwell, Wickford

Offers Over £500,000

- Kitchen 12'2 x 8'10
- Ground Floor Cloakroom
- Bathroom
- Attached Garage & Driveway
- Modernisation Required
- L Shaped Lounge/Diner 20'4 x 19'
- 3 First Floor Bedrooms
- Large Rear Garden
- No Onward Chain
- Chelmsford Council Tax Band E

3 BEDROOM DETACHED SITUATED ON BROCK HILL REQUIRING MODERNISATION. LARGE GARDEN TO REAR. ATTACHED SINGLE GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated in the sought after location of Brock Hill set within easy access of town yet close to countryside park is this 3 bedroom detached property requiring modernisation. The property benefits from accommodation including kitchen 12'2 x 8'10, L shaped lounge/diner 20'4 x 19', 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes gas fired radiator heating, large garden to rear with attached single garage and driveway to front providing off street parking. The property is offered with no onward chain. Chelmsford Council Tax Band E. EPC Rating D.



Council Tax Band: E



Part glazed door to:

ENTRANCE HALL

Opaque window to front.
Radiator (untested).

CLOAKROOM

Opaque window to front.
Suite comprising of low level
WC and wash hand basin.
Tiled surround. Radiator
(untested).

KITCHEN

12'2 x 8'10
Secondary glazed window to
side. 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. Space
for washing machine and
fridge freezer. Built in oven
and hob. Tiled surround.
Radiator (untested). Larder
cupboard.

L SHAPED LOUNGE/DINER

20'4 x 19'
Secondary double glazed
windows to rear and sides.
Double glazed patio doors to
rear garden. 3 radiators
(untested). Fireplace with
inset electric fire
(untested).

FIRST FLOOR LANDING

Secondary double glazed
window to side. Radiator
(untested). Access to loft
which we understand is part
boarded.

BEDROOM ONE

13' x 10'10
Secondary double glazed
window to front. Radiator
(untested). Fitted wardrobe
cupboards. Coved ceiling.

BEDROOM TWO

12' x 10'10
Double glazed window to
rear. Radiator (untested).
Fitted wardrobe cupboards.

BEDROOM THREE

9'4 x 9'
Double glazed window to
rear. Radiator (untested).
Coved ceiling. Built in
wardrobe cupboard.

BATHROOM

Secondary double glazed
opaque window to side.
Suite comprising of low level
WC, pedestal wash hand
basin and panel enclosed
bath unit. Tiled surround.
Radiator (untested).

LARGE REAR GARDEN

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

ATTACHED SINGLE GARAGE

Window and door to rear.

DRIVEWAY TO FRONT

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





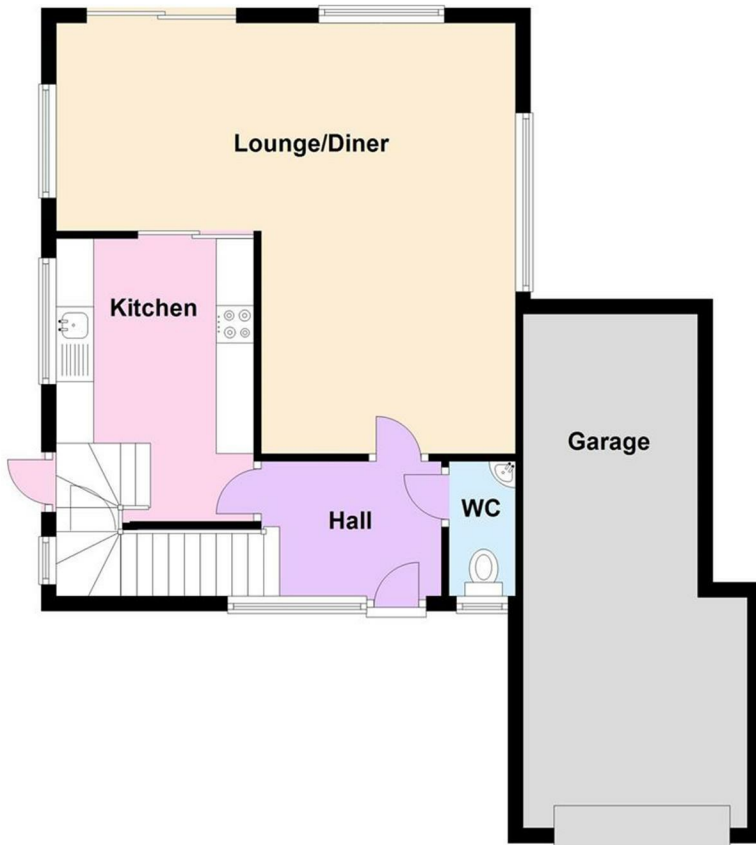
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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

Approx. 65.7 sq. metres (707.3 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)

