



Third Avenue, Wickford

£450,000

- Lounge 15'8 x 15'6
- Conservatory 12'8 x 9'8
- En-suite & Shower Room
- Detached Garage
- Kitchen/Diner 19' x 11'8
- 2 Bedrooms
- Westerly Rear Garden
- Driveway to Front

2 BEDROOM SEMI-DETACHED BUNGALOW. 19' KITCHEN/DINER. 15'8 LOUNGE. 90FT WESTERLY REAR GARDEN. DETACHED GARAGE & DRIVEWAY TO FRONT. SOLAR PANELS. Situated in this popular and established area of Shotgate is this much improved 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 15'8 x 15'6, conservatory 12'8 x 9'8, kitchen/diner 19' x 11'8, 2 bedrooms, en-suite and shower room. The property's specification includes double glazed windows and gas fired radiator heating, westerly rear garden approaching 90ft, detached garage and new driveway to front providing off street parking. Solar panels with battery generating 4kw of power.

 2

 2

 2

 C

Council Tax Band: C



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator. Access to loft.

BEDROOM ONE

12'2 x 12'

Double glazed bay window to front. Air conditioning unit. Radiator. Fitted wardrobe cupboards.

EN-SUITE

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail. Extractor fan. Illuminated mirror.

BEDROOM TWO

11'6 x 9'4

Double glazed window to front. Radiator. Coved ceiling. Mirror fronted wardrobe cupboards.

SHOWER ROOM

Refitted suite comprising of low level WC, vanity wash hand basin with cupboard and drawers and large shower. Radiator/rail. Extractor fan. Extensive tiled surround.

KITCHEN/DINER

19' x 11'8

Double glazed windows to rear and side. Range of high gloss base and wall

mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, microwave and hob with extractor fan above. Integrated dishwasher and fridge freezer. Tiling to floor. Radiator. Spotlights to ceiling.

LOUNGE

15'8 x 15'6

Double glazed skylight. Radiator. Walk in storage cupboards. Air conditioning unit. Double glazed Bi-folding doors to:

CONSERVATORY

12'8 x 9'8

Brick base with double glazed windows to rear and side. Radiator. Tiling to floor. Double glazed door to:

WESTERLY REAR GARDEN

approaching 90ft
Commencing with extensive paved patio to immediate rear with retaining wall and steps to lawn area. Additional patio area with pergola for Alfresco dining. 4 sheds 1 of which is insulated and power and light connected ideal home office and greenhouse. Vegetable patch.



DETACHED GARAGE

23'4 x 11'

Remote control electric roller door to front.
Power and light connected. Door to side.

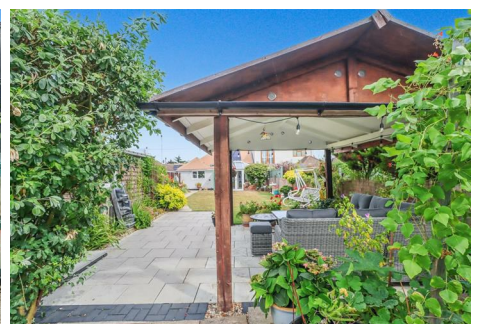
DRIVEWAY

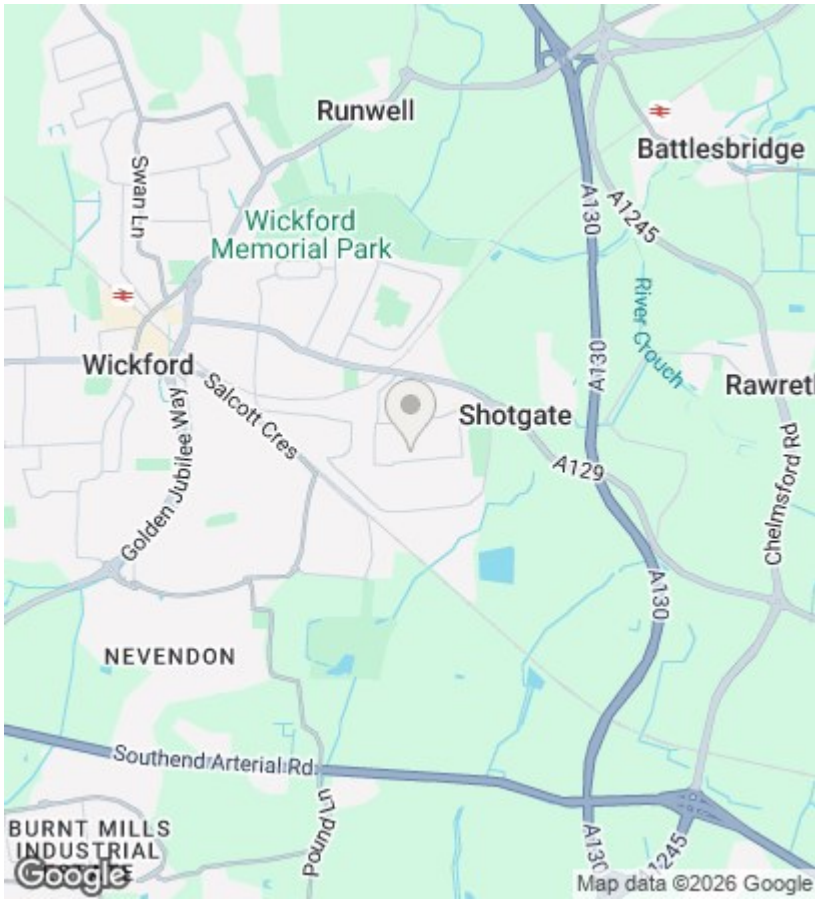
The property benefits from driveway to front providing off street parking with shared driveway leading to garage.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

