



Victoria Avenue, Wickford

Offers Over £400,000

- Lounge/Diner 25' x 11'
- 2 Bedrooms
- Wide plot with carport to side
- Modernisation Required - potential to extend
- No onward chain
- Kitchen/Breakfast Room 15' x 10'
- Bathroom
- Large rear garden
- Garage/carport to rear - separate access

LARGE 2 BEDROOM SEMI-DETACHED BUNGALOW ON GENEROUS CORNER PLOT WITH DRIVE/CARPORT TO SIDE & GARAGE TO REAR WITH ACCESS FROM LONDON ROAD. SOME MODERNISATION REQUIRED. NO ONWARD CHAIN. Situated on the popular London Road side of Wickford close to town centre and mainline station is this spacious 2 bedroom semi-detached bungalow requiring some modernisation. The property's accommodation comprises of lounge/diner 25' x 11', kitchen/breakfast room 15' x 10', conservatory 15' x 13'4, 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) and benefits from large corner plot with wide area to side with carport, generous garden to rear with large garage/workshop to rear with separate access via London Road. Offered with No Onward Chain. EPC Rating D. Basildon Council Band C.



Council Tax Band: C



Opaque glazed door to side providing access to Kitchen. Accommodation as follows:

LOUNGE/DINER

25' x 11'

Double glazed bay window to front. Two double glazed windows to side. Brick fireplace. Two radiators (untested). Parquet flooring.

INNER HALL

Access to loft which we understand is part boarded with ladder.

BEDROOM

13'10 x 11'10

Two double glazed windows to front. Two radiators (untested). Range of fitted wardrobe cupboards.

BEDROOM

10'4 x 8'6

Double glazed window to rear. Radiator (untested). Built in wardrobe cupboards. Coved ceiling.

BATHROOM

8' x 5'

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested). Tiled surround. Radiator (untested). Coved ceiling.

KITCHEN/BREAKFAST ROOM

15' x 10'

Double glazed window to rear. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work surface extending to incorporate inset sink unit with cupboard beneath. Built in oven and induction hob (all untested). Integrated fridge freezer (untested). Cupboard housing washing machine and tumble dryer. Radiator (untested).

CONSERVATORY

15' x 13'4

Double glazed windows to sides and rear. Double glazed French doors to rear garden. Radiator (untested).

LARGE REAR GARDEN

The property is situated on a large corner plot with established lawn, shrubs, fruit trees and decking to rear.

GENEROUS CORNER PLOT

The property benefits from large carport to side and potential to extend subject to planning.



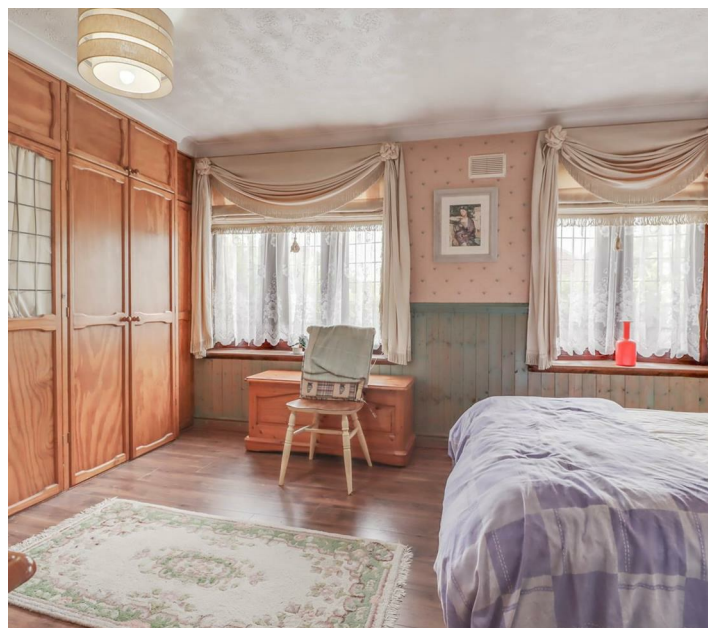
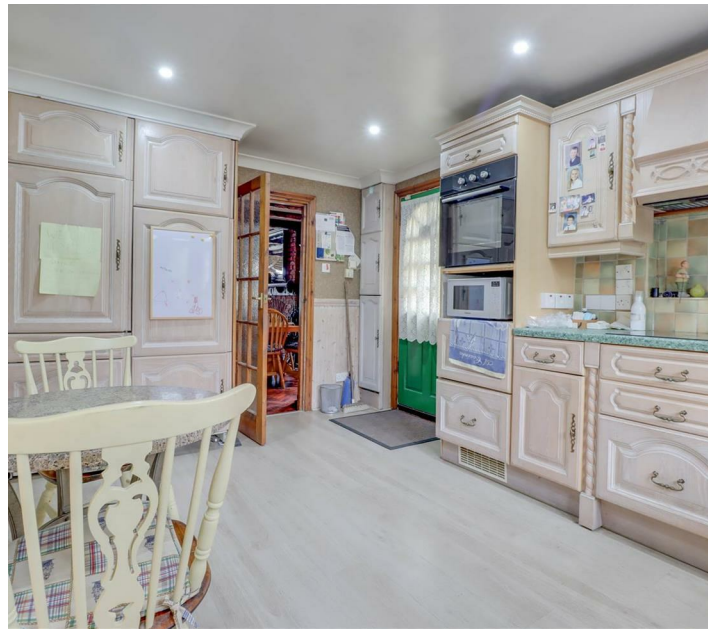
LARGE GARAGE/WORKSHOP-SEPARATE ACCESS

15' x 10'

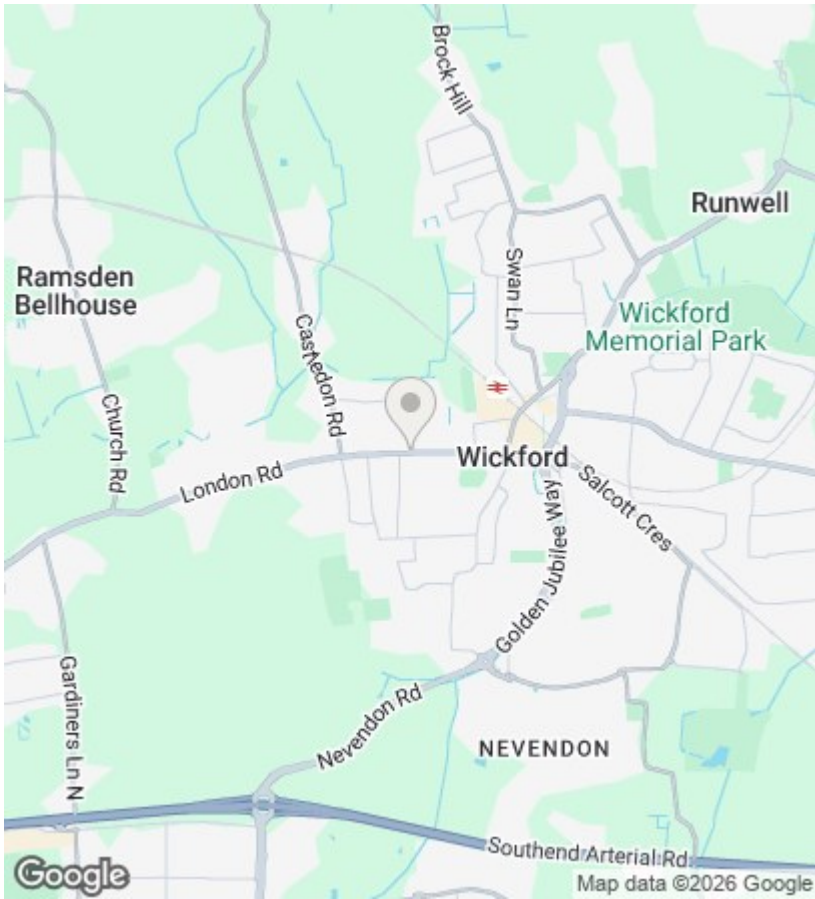
Garage, workshop and sheds to rear. Double glazed gates off London Road.

POTENTIAL TO EXTEND (STP)

The property benefits from generous corner plot extending both to side and approaching 100' to rear with separate gated access off London Road offering scope.







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 89.5 sq. metres (963.5 sq. feet)

