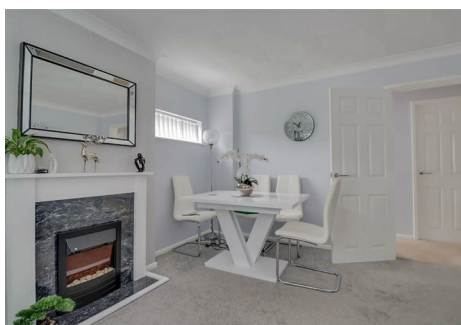




Brunwins Close, Wickford, Wickford, Essex

£375,000

- LOUNGE/DINER 15' x 12'
- BEDROOM 1 12' x 9'10 (max)
- SHOWER ROOM
- DETACHED GARAGE WITH OWN DRIVE
- KITCHEN 8'4 x 7'2
- BEDROOM 2 10' X 10' (max)
- 70' REAR GARDEN
- NO ONWARD CHAIN

2 BED SEMI-DETACHED BUNGALOW IN PLEASANT CUL-DE-SAC LOCATION. GARAGE WITH OWN DRIVE. LOUNGE/DINER 15' x 12'. KITCHEN AND SHOWER ROOM. 2 DOUBLE BEDROOMS. NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location on the Southend Road side of Wickford is this well present 2 bedroom semi-detached bungalow benefitting for own drive and garage and approx. 50' rear garden. The property offers accommodation including Lounge/diner 15'12', Kitchen 8'4 x 7'2, 2 double Bedrooms and Shower Room. The specification includes double glazed windows and gas radiator heating untested and is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: C



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).
Access to loft.

LOUNGE/DINER

15' x 12'

Double glazed window to front. Two double glazed windows to side. Radiator (untested). Coved ceiling. Fireplace.

KITCHEN

8'4 x 7'2

Two double glazed windows and double glazed door to rear garden. 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. Recess for washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested). Tiled surround. Gas fired boiler (untested).

BEDROOM 1

12' x 9'10 (max)

Double glazed window to front. Radiator (untested).

BEDROOM 2

10' x 10'

Double glazed window to rear. Radiator (untested). Dual fitted double wardrobe cupboards.

SHOWER ROOM

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

50' REAR GARDEN

Commencing with block paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Outside tap and light (untested). Fencing to side and rear boundaries. Access via gate to side.

DETACHED GARAGE

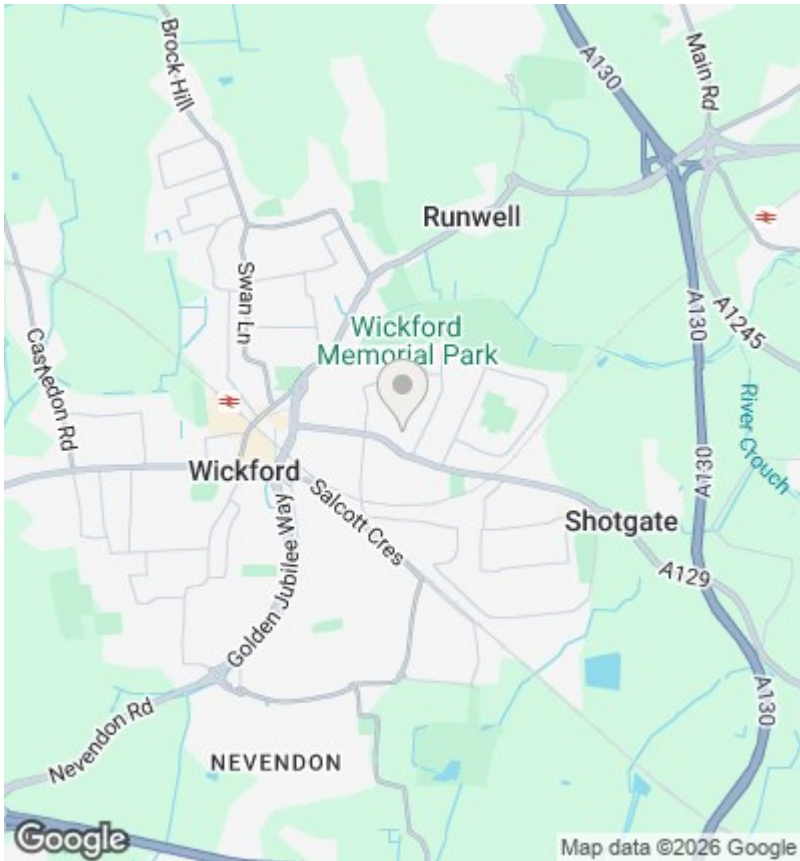
Double glazed window and double glazed door to side. Utility area with space for tumble dryer and fridge freezer.

DRIVEWAY TO FRONT

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

NO ONWARD CHAIN

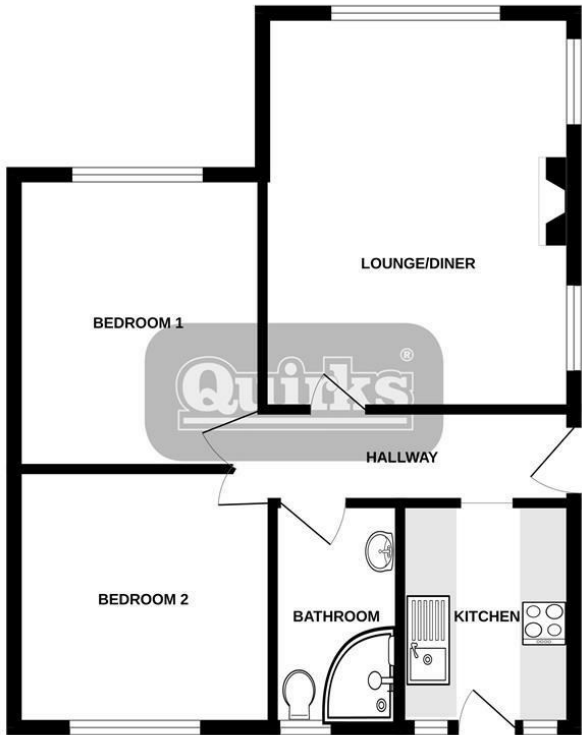




EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		68
(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
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.
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 tested. Metroplex ©2017
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