



Church End Avenue, Runwell, Wickford

£350,000

- TWO BEDROOMS
- EXTENDED
- GAS CENTRAL HEATING
- LOFT ROOM
- EPC - D
- SEMI DETACHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- DOUBLE GLAZED
- POPULAR LOCATION OF RUNWELL
- COUNCIL TAX - CHELMSFORD BAND - C

Located in RUNWELL is this EXTENDED TWO bedroom BUNGALOW making it BIGGER than some of its competition with the added advantage of having a LOFT ROOM ideal for storage or that work from home space. Further benefits include DOUBLE GLAZING, GAS CENTRAL HEATING and OFF ROAD PARKING for multiple vehicles and having a big enough frontage for a BOAT or CAMPER. The property has had many improvements by the current owners we would urge interested applicants to book a viewing to avoid disappointment.

2 1 2 D

Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to hallway, doors to accommodation, radiator, access to loft, wood effect laminate floor covering, smooth ceiling

BEDROOM ONE

double glazed window to front, radiator

BEDROOM TWO

Double glazed window to flank, radiator, fitted overhead storage

LOUNGE/DINER

Double glazed window to front and double glazed french doors to rear garden, radiator, feature skylight, wood effect laminate floor covering, wall lights, smooth ceiling

KITCHEN

Double glazed window and double glazed door to rear garden, smooth ceiling, wood effect laminate floorcovering, modern units to both ground and eye level incorporating complimentary roll edged work surfaces with inset sink unit and mixer tap, ceramic tiled splash backs, space and plumbing for washing machine and dishwasher, recess for cooker and further appliances, radiator

BATHROOM

Double glazed window to rear, radiator, tiled floor, pannelled bath with shower over, low flush wc, pedestal wash hand basin all in white

LOFT ROOM

2 x velux type windows power and light accessed via fold down ladder from hall, ideal storage or work from home space

REAR GARDEN

Patio, side access, lawn, garden shed, remainder laid mostly to lawn

FRONT GARDEN

lawn area, and hard standing providing parking for multiple vehicles

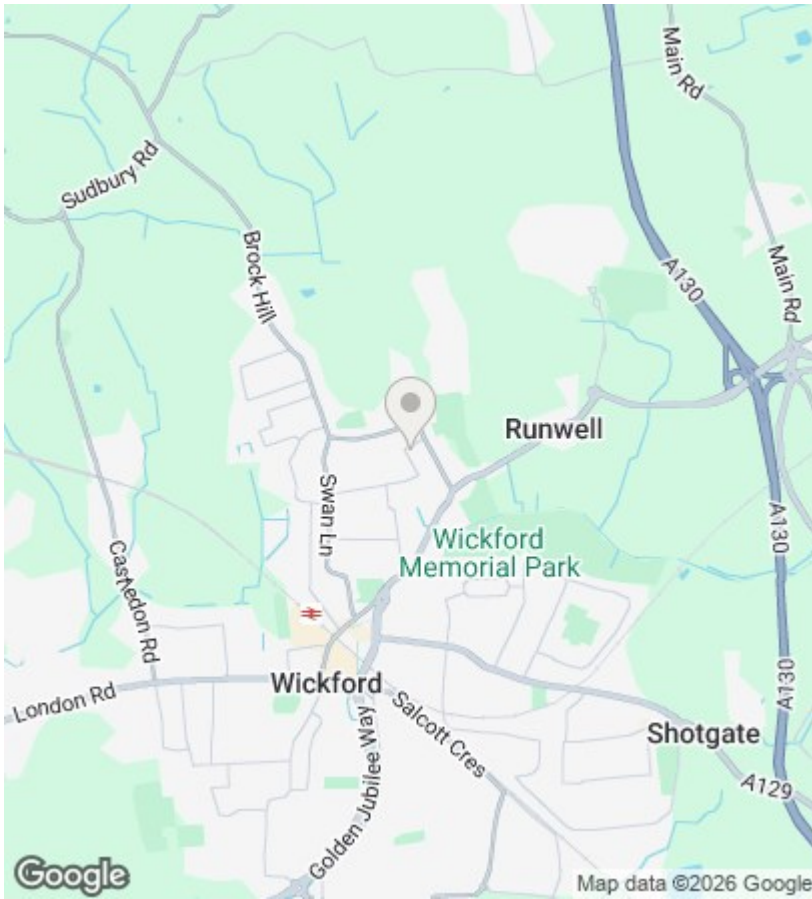
DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.






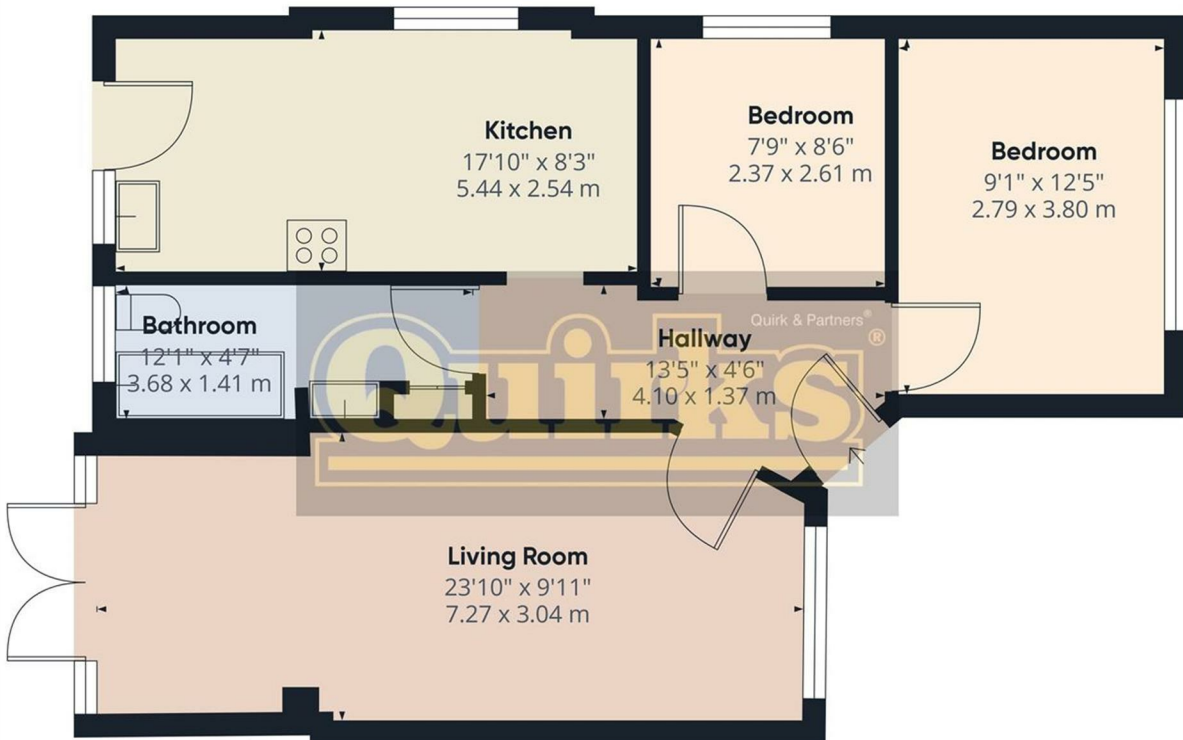




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Approximate total area¹¹
680.4 ft²
63.21 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360