



Margarite Way, Wickford

£450,000

- NEWLY REFURBISHED
- UPDATED BOILER, RADIATOR AND ELECTRICS
- 2 DOUBLE BEDROOMS
- SHOWERROOM
- DRIVEWAY TO FRONT NO ONWARD CHAIN
- NEW FITTED KITCHEN
- RE-DECORATED AND NEW FLOOR COVERINGS
- 21' KITCHEN/DINER
- 50' WESTERLY GARDEN & CONSERVATORY

NEWLY REFURBISHED SEMI-DETACHED KEYHOLE BUNGALOW. SOUGHT AFTER LOCATION. UPDATED BOILER, RADIATORS AND ELECTRICS, REPLASTERED, DECORATED WITH NEW FLOOR COVERINGS. NEWLY FITTED 21' KITCHEN/DINER. UPDATED SHOWER ROOM. 2 DOUBLE BEDROOMS. CONSERVATORY AND WESTERLY REAR GARDEN WITH GARDEN ROOM/WORKSHOP. Situated in a particularly popular location on the London Road side of Wickford close to town centre is this much improved 2 bedroom semi-detached 'keyhole style' bungalow. The property has been recently refurbished including newly fitted 21' Kitchen/Diner, updated boiler and radiator, electrics, floor coverings and decoration with conservatory to rear and sitting room to front. The property further benefits from driveway to front and pleasant westerly garden to rear. Garden room with workshop and storage attached. The property is offered with the additional benefit of NO ONWARD CHAIN.

 2

 1

 2

 D

Council Tax Band: C



Double glazed door to:

ENTRANCE HALL

Radiator. Doors to:

BEDROOM 1

11'5 x 11'1

Double glazed window to front. Radiator. Fitted wardrobe cupboards.

BEDROOM 2

11'1 x 9' (11' into recess)

Double glazed window to rear. Radiator.

SHOWER ROOM

Double glazed window to rear. Modern updated suite comprising of low level W.C., wash hand basin and shower cubicle. Radiator, extensively tiled surround.

LIVING ROOM

13'4 x 12'

Double glazed bay window to front. Radiator.

REFITTED KITCHEN/DINER

21' x 11'5 (narr 9'6)

Newly fitted and redesigned kitchen with double glazed windows to both sides. Range of base and wall units providing drawer and cupboard space. Recess for appliances. Double radiator. Quartz work tops extending to incorporate sink unit and peninsula breakfast bar.

CONSERVATORY

10'9 x 9'6

Glazed to sides and rear with access to rear garden.

WESTERLY REAR GARDEN

approx 50'

With patio to rear and remainder laid to lawn. Access to side via path and gate. Garden room with attached workshop and storage with further shed and greenhouse to remain.

DRIVEWAY TO FRONT

Blocked paved to front providing off street parking for a number of cars.

NEWLY REFURBISHED

The property has been refurbished internally including wiring, plumbing, plastered and boiler with new kitchen and floor coverings installed. An early inspection is strongly recommended.

DISCLAIMER

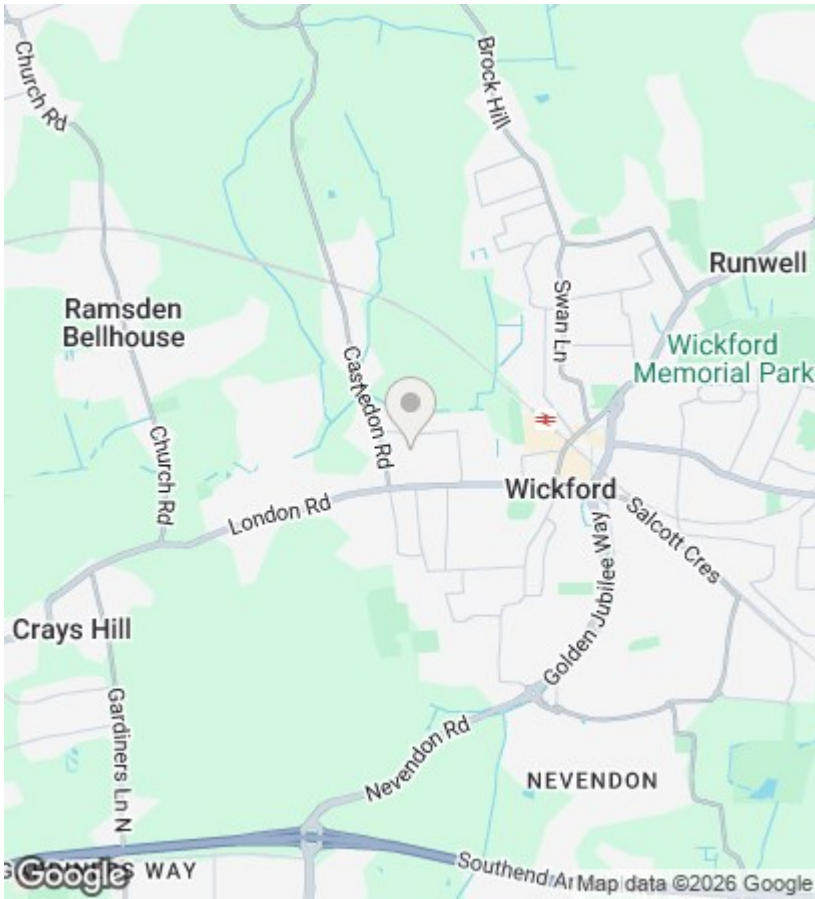
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there



own enquiries about the functionality.







EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 76.3 sq. metres (821.6 sq. feet)

