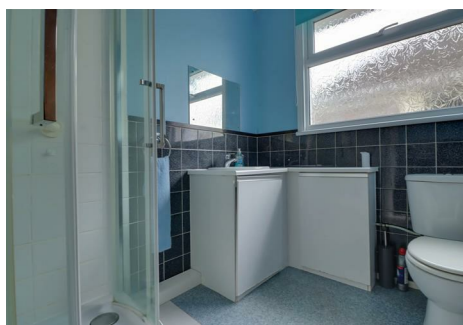




Victoria Crescent, Wickford

Offers Over £400,000

- CARTER AND WARD BUNGALOW
- LARGE SOUTH FACING GARDEN APPROX. 140FT
- GARAGE
- OFF ROAD PARKING
- EPC - D
- TWO BEDROOMS
- SUN ROOM
- SUMMERHOUSE IN GARDEN
- NO ONWARD CHAIN
- COUNCIL TAX - BASILDON - C

A CARTER AND WARD SEMI DETACHED BUNGALOW in a VERY SOUGHT AFTER LOCATION with TWO BEDROOMS. Further benefits include SUN ROOM, GARAGE with power and light and a LARGE SOUTH FACING GARDEN approaching 140ft for those keen gardeners. There is also NO ONWARD CHAIN. KEYS are held by the agent for an immediate viewing which we would recommend to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

Side entrance to hallway, radiator

LOUNGE

14'6 x 10

Double glazed patio door to garden, radiator, feature gas fire inset to decorative surround, storage cupboards

KITCHEN

7'4 x 7'4

Double glazed window to flank, ceramic tiled floor, Units to ground and eye level, sink unit with mixer taps, space and plumbing for washing machine, space for cooker, tiled splash back, opens to extension

SUN ROOM

11'2 x 7'4

Double glazed to three sides with doors to garden, radiator

SHOWER ROOM

Double glazed window to side, three piece suite comprising shower cubicle, low flush WC and wash hand basin inset to vanity unit, part tiled walls

BEDROOM ONE

10'9 x 10'5

Double glazed window to front, radiator

BEDROOM TWO

11'4 x 10'9

Double glazed window to front, radiator

GARAGE

19'3 x 9'7

Power and light supplied,

FRONT GARDEN

Driveway leading to garage, side access to rear garden, lawn

SOUTH FACING REAR GARDEN

approaching 140ft

Fenced to all boundaries, side access, summerhouse (11'8 x 7'7) at far access to garage, sheds, remainder laid mostly to lawn with flower and shrub borders, fruit trees,

GARAGE

Accessed via folding wooden doors

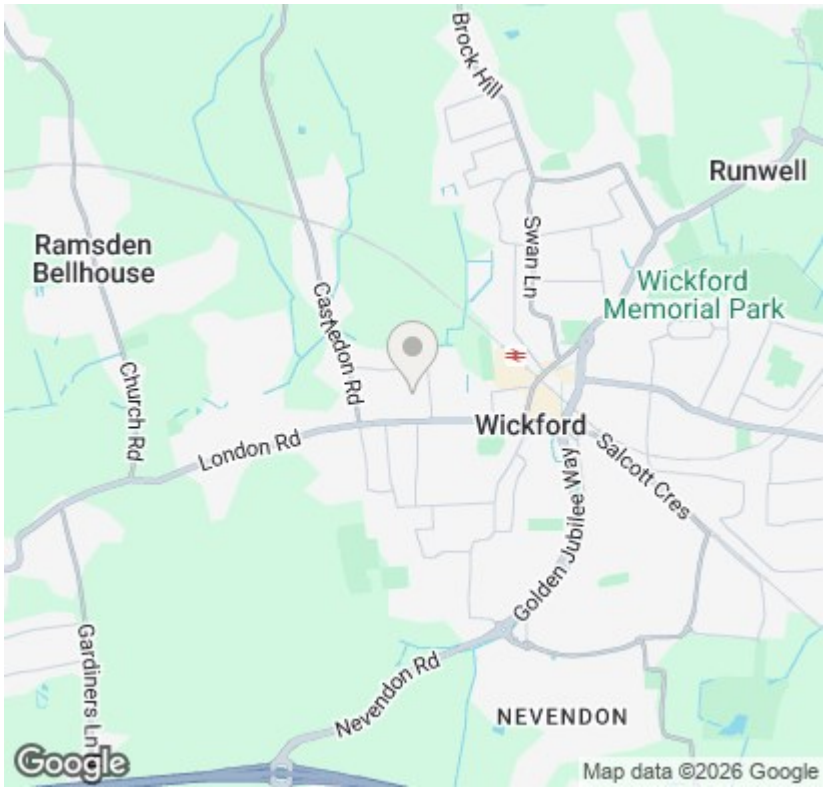
DISCLAIMER

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		87	
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 

Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 sq. feet)