



## Waverley Crescent, Wickford

£365,000

- Sitting/Dining Room 23' x 12'6
- Bedroom 1 15' x 9'2
- Shower Room
- Storage area
- Kitchen 19'10 x 8'4
- Bedroom 2 8'4 x 8'2
- 80' Southerly Rear Garden
- Chelmsford Council Tax Band C

2 BEDROOM SEMI-DETACHED BUNGALOW WITH LARGE 80' SOUTHERLY GARDEN TO REAR. ATTACHED CARPORT. Situated in the popular and sought after Brock Hill location is this 2 bedroom semi-detached bungalow benefitting from accommodation including sitting room 23' x 12'6, kitchen 19'10 x 8'4, bedroom 1 15' x 9'2, bedroom 2 8'4 x 8'2 and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) large 80' southerly garden to rear. EPC Rating E, Chelmsford Council C.



Council Tax Band: C



Double glazed opaque door to:

#### ENTRANCE PORCH

Double glazed door to:

#### ENTRANCE HALL

Radiator (untested).  
Coved ceiling.

#### BEDROOM ONE

15' x 9'2

Double glazed window to front. Radiator (untested). Coved ceiling. 2 built in cupboards.

#### BEDROOM TWO

8'4 x 8'2

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

#### SHOWER ROOM

8' x 5'5

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

#### SITTING/DINING ROOM

23' x 12'6

Double glazed Skylight and double glazed patio doors with panelling to rear. Upright radiator (untested). 2 additional radiators.

#### KITCHEN

19'10 x 8'4

Double glazed window to side. 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 dishwasher, washing machine and fridge freezer. Built in 2 ovens, grill and hob (all untested). Door to:

#### 80' SOUTHERLY REAR GARDEN

Large artificial lawn area with flower and shrub borders. further lawn area with borders fenced to all boundaries

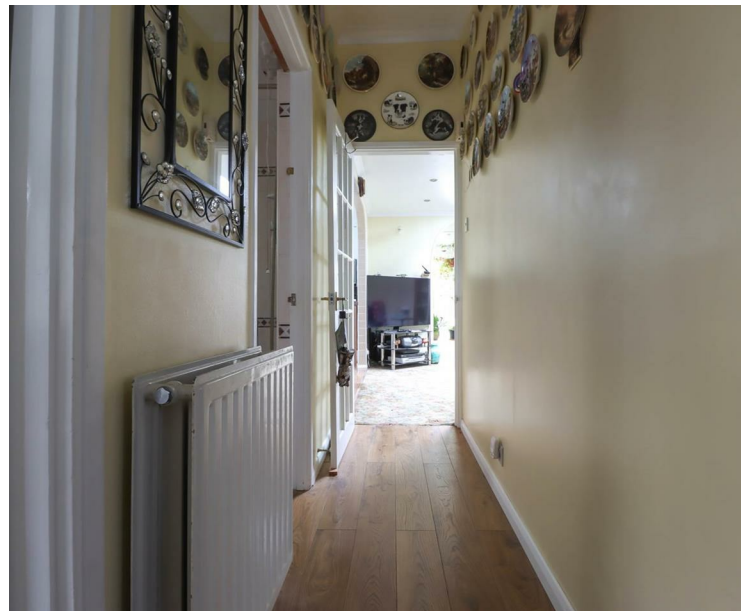
#### STORAGE

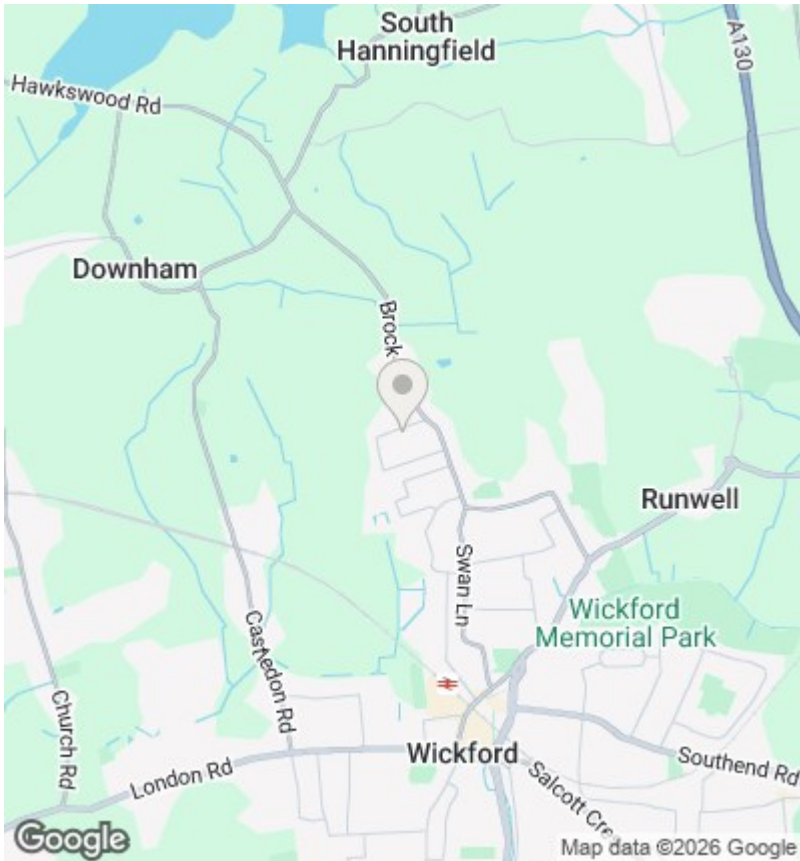
Double glazed windows to side and rear. Skylight. Power and light connected (untested). 3 radiators (untested).

#### STORAGE

#### FRONT GARDEN

off road parking for multiple vehicles, flower and trees inset to bed





EPC Rating:  
E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 52      | 70                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

