



Belchamps Road, Wickford

Guide Price £400,000

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- Kitchen 13' x 7'10
- Shower Room
- Attached Garage & Independent Driveway
- Conservatory 10'10 x 8'
- 3 Bedrooms
- 70ft Southerly Garden
- No Onward Chain

GUIDE PRICE £400,000 to £425,000 -- 3 BEDROOM DETACHED BUNGALOW WITH ATTACHED GARAGE & INDEPENDENT DRIVEWAY. 70FT SOUTHERLY REAR GARDEN. NO ONWARD CHAIN. Situated in a great location in the Beauchamp's side of Wickford close to school, park and local shops is this 3 bedroom detached bungalow benefitting from accommodation including lounge 17'2 x 11'8, conservatory 10'10 x 8', kitchen 13' x 7'10, 3 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) 70ft southerly garden to rear, and attached garage with independent driveway. No onward chain.



Council Tax Band: D



RECESS PORCH

At side leading to:

ENTRANCE HALL

Radiator (untested).
Coved ceiling. Access to loft.

BEDROOM ONE

12' x 11'

Double glazed window to front. Radiator (untested). Coved ceiling.

BEDROOM TWO

11' x 10'2

Double glazed window to side. Radiator (untested). Coved ceiling. Airing cupboard.

BEDROOM THREE

8'8 x 8'

Double glazed window to front. Radiator (untested).

SHOWER ROOM

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

LOUNGE

17'2 x 11'8

Two radiators (untested). Coved ceiling. Double glazed French doors and double glazed windows to:

CONSERVATORY

10'10 x 8'

Brick base with double glazed windows to sides and rear. Double glazed

French doors to rear garden.

KITCHEN

13' x 7'10

Double glazed windows to rear and 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. Built in oven, grill, hob and extractor fan above (all untested). Recess for washing machine and fridge freezer. Tiled surround. Cupboard housing combi boiler (untested).

SOUTHERLY REAR GARDEN

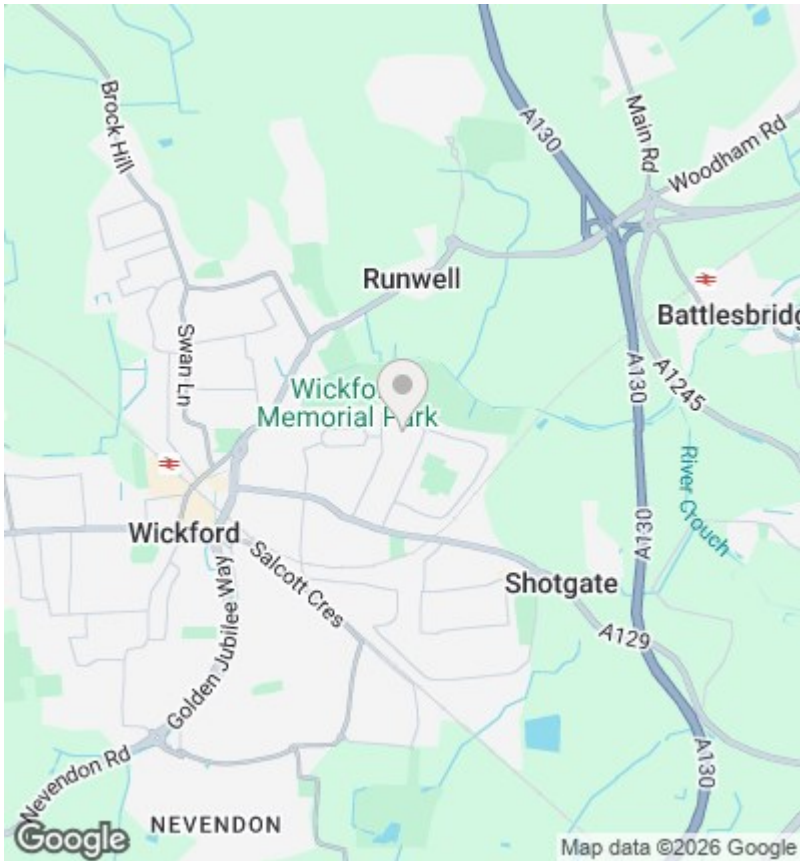
approaching 70ft

Commencing with paved patio with remainder laid to lawn with flower and shrub borders. Access via path and gate to side. Shed and workshop with power and light connected (untested). Greenhouse. Courtesy door to:

ATTACHED GARAGE

Roller door to front. Power and light connected (untested). Independent driveway providing off street parking.



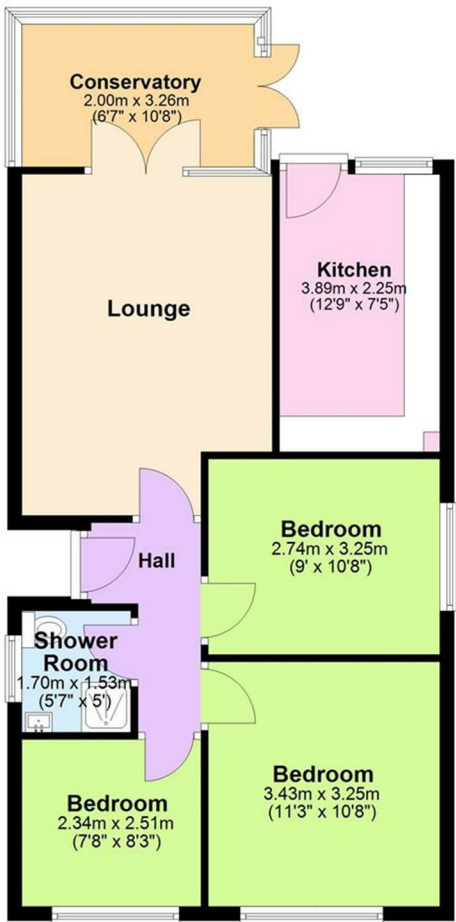


EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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

Approx. 65.8 sq. metres (707.9 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 sq. feet)