



Grange Avenue, Wickford

Offers In Excess Of £385,000

- Living Room 18' x 9'4
- Kitchen 9'6 x 7'6
- Bedroom 2 9'8 x 7'6
- Garage/Workshop 19'3 x 13'
- Utility/Dining Conservatory 17'10 x 5'2
- Bedroom 1 12'10 x 9'4
- Southerly Rear Garden In Excess of 100ft
- Garden Room/Home Office 13'4 x 9'6

2 BEDROOM SEMI-DETACHED BUNGALOW. 19'3 GARAGE/WORKSHOP. 13'4 GARDEN ROOM/HOME OFFICE. SOUTHERLY REAR GARDEN IN EXCESS OF 100FT. DRIVEWAY TO SIDE. Situated on the Nevendon Road side of Wickford within easy access of town centre, park and schools is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 18' x 9'4, utility/dining conservatory 17'10 x 5'2, kitchen 9'6 x 7'6, 2 bedrooms and refitted bathroom with 4 piece suite. The property's specification includes double glazed windows and gas fired radiator heating (untested), large southerly rear garden, garage/workshop 19'3 x 13', garden room/home office 13'4 x 9'6 and gravel driveway to side with double gates providing off street parking.



Council Tax Band: C



Double glazed opaque door at side to:

ENTRANCE PORCH

Double glazed door and panelling to:

ENTRANCE HALL

Radiator (untested).
Access to loft. Oak finish to floor extending to:

BEDROOM ONE

12'10 x 9'4

Double glazed window to front. Radiator (untested).

BEDROOM TWO

9'8 x 7'6

Double glazed window to front. Radiator (untested).

REFITTED BATHROOM

7'6 x 7'

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin, footed bath and shower cubicle. Chrome radiator/rail (untested). Extensive tiling to floor and walls.

LIVING ROOM

18' x 9'4

Two radiators (untested). Fireplace incorporating wood burner. Double glazed French doors and panelling to:

UTILITY/DINING CONSERVATORY

17'10 x 5'2

Double glazed windows to sides and rear. Double

glazed door to rear garden. Radiator (untested). Additional sink unit. Space for washing machine and tumble dryer. Storage cupboard.

KITCHEN

9'6 x 7'6

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. Space for range style cooker and fridge freezer. Integrated dishwasher (untested). Coved ceiling. Cupboard housing combi boiler (untested). Double glazed window and door to rear leading to:

LARGE SOUTHERLY REAR GARDEN

approaching 100ft
Designed for easy maintenance with raised beds. Fencing to side and rear boundaries. Shed. Wood store.

GARAGE/WORKSHOP

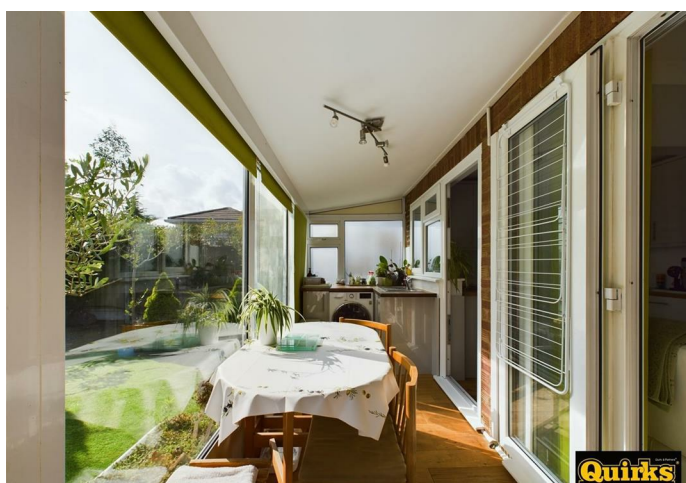
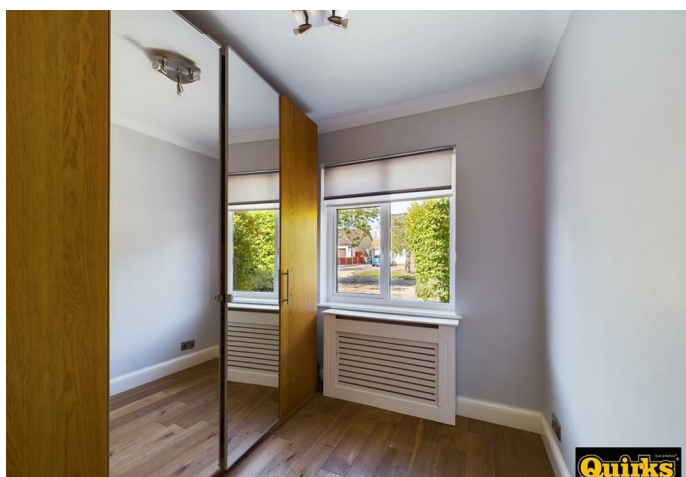
19'3 x 13'

Outside seating area.

GARDEN ROOM/HOME OFFICE

13'4 x 9'6

Power and light connected (untested). Storage area and cupboards.

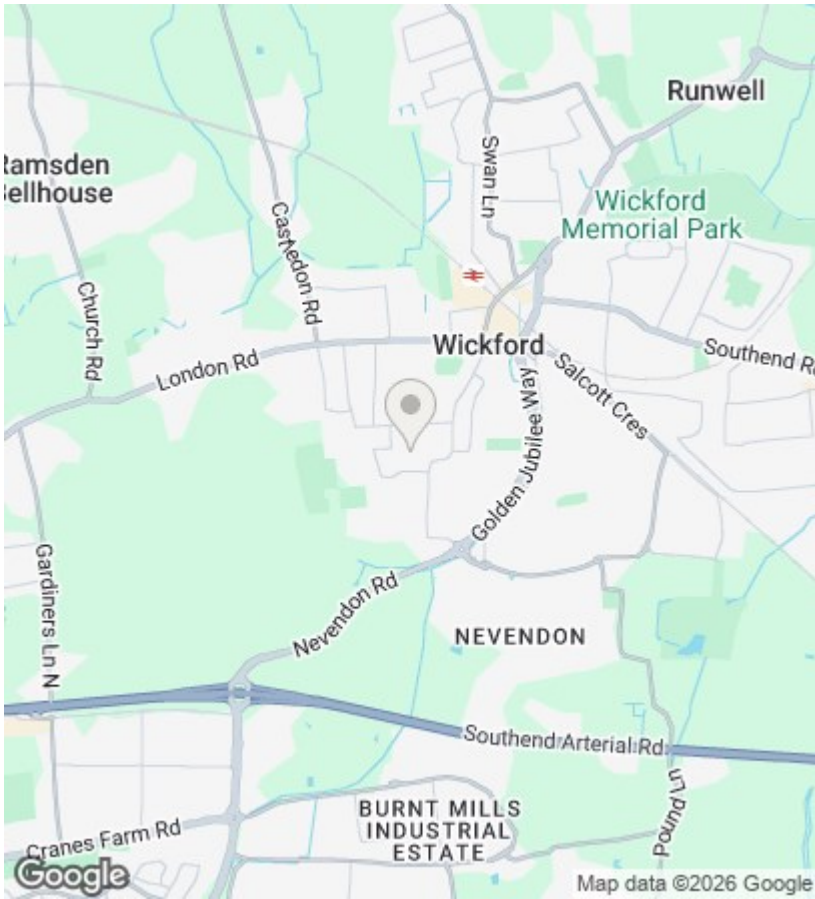


DRIVEWAY

The property benefits from driveway providing off street parking.

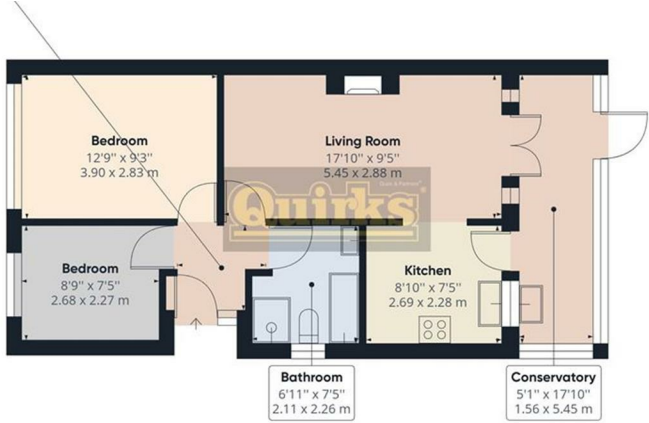






EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(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



Floor 0 Building 1



Approximate total area⁽¹⁾
1098.99 ft²
102.10 m²

(1) 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.

GIRAFFE 360