



Elder Avenue, Wickford

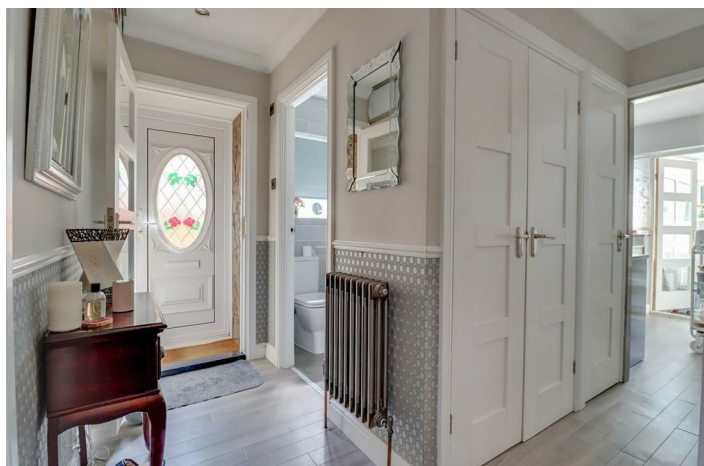
Asking Price £400,000

- Bedroom 1 12'2 x 10'10
- Lounge 15'10 x 11'
- Kitchen 9'10 x 8'6
- Driveway to Front
- Bedroom 2 9'10 x 9'10
- Dining/Conservatory 15'6 x 7'6
- Southerly Rear Garden
- Detached Garage to Rear (subject to legal confirmation)

2 BEDROOM SEMI-DETACHED BUNGALOW. 15'10 LOUNGE. 15'6 DINING/CONSERVATORY. SOUTHERLY REAR GARDEN. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Located on the Nevendon Road side of Wickford close to town centre and mainline station is this 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 15'10 x 11', dining/conservatory 15'6 x 7'6, kitchen 9'10 x 8'6,. 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) long southerly garden to rear, driveway to front and detached garage to rear via Cross Avenue (subject to legal confirmation). No onward chain. EPC Rating C, Basildon Council band C



Council Tax Band: C



Double glazed opaque door to side to:

ENTRANCE HALL

Radiator (untested).
Laminate finish to floor.
Built in double cupboard.
Airing/linen cupboard.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator/rail (untested). Extensive tiled surround. Extractor fan (untested).

BEDROOM ONE

12'2 x 10'10
Double glazed window to front. Radiator (untested). Coved ceiling. Laminate finish to floor.

BEDROOM TWO

9'10 x 9'10
Double glazed half bay window to front. Radiator (untested). Coved ceiling.

LOUNGE

15'10 x 11'
Coved ceiling. Wall lights. Radiator (untested). Fireplace. Laminate finish to floor. Triple panelled patio doors to:

DINING/CONSERVATORY

15'6 x 7'6
Double glazed windows and double glazed French

doors to rear garden. Under floor heating (untested).

KITCHEN

9'10 x 8'6
Double glazed opaque window to side. Double glazed window and double glazed door to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Space for dishwasher, washing machine, cooker and fridge freezer. Radiator (untested).

REAR GARDEN

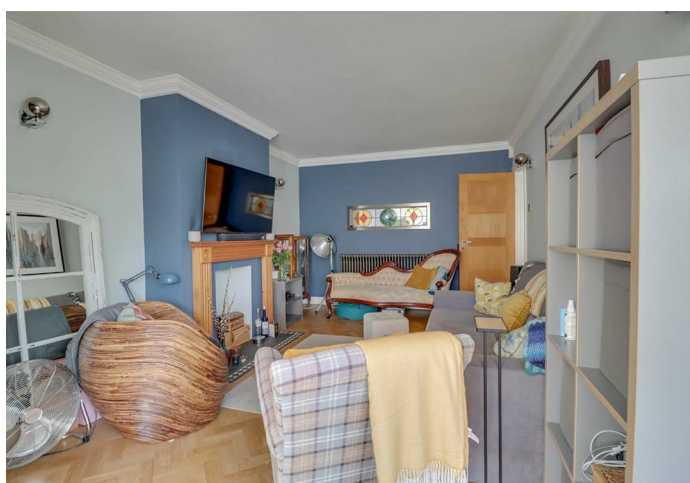
The property benefits from a long southerly garden to rear commencing with paved patio to immediate rear with remainder laid to lawn. Shed and potting shed. Fencing to boundaries. Outside tap (untested). Gate to side.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.

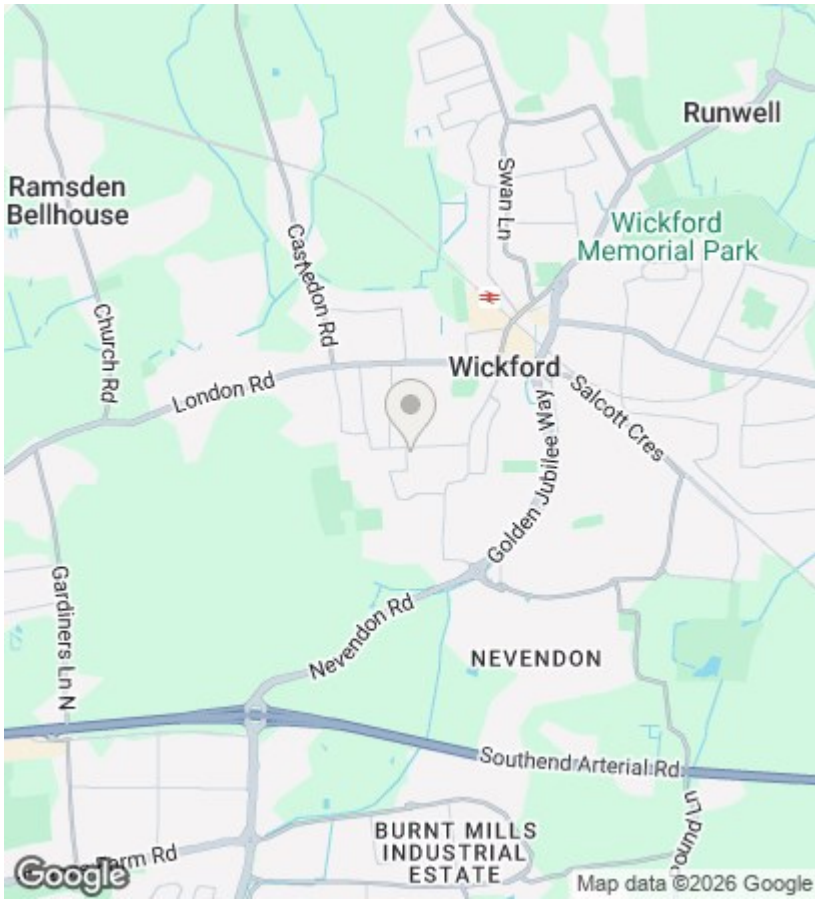
DETACHED GARAGE TO REAR

Access via Cross Avenue (legal confirmation required).









EPC Rating:
C

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

