



## Hill Avenue

£310,000

- Lounge 17'4 x 12'
- Conservatory 23'5 x 8'2
- Bedroom 2 10' x 10'
- Garden to Rear
- Kitchen 8'4 x 7'
- Bedroom 1 12' x 10'
- Shower Room
- Driveway to Front

2 BEDROOM SEMI-DETACHED BUNGALOW. 23'5 CONSERVATORY. SHOWER ROOM. REAR GARDEN. DRIVEWAY TO FRONT. Situated in a popular and established location on the Southend Road side of Wickford within walking distance of local shops, park, town centre and mainline station is this Carter & Ward built 2 bedroom semi-detached bungalow providing accommodation including lounge 17'4 x 12'10, kitchen 8'4 x 7', conservatory 23'5 x 8'2, 2 double bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant garden to rear and driveway to front providing off street parking for ample vehicles. EPC Rating C, Council band C.



Council Tax Band: C



#### ENTRANCE PORCH

Door into porch. Gate to rear garden. Double glazed opaque door too side:

#### ENTRANCE HALL

Radiator (untested). Coved ceiling. Access to loft. Laminate finish to floor extending open plan to:

#### LOUNGE

17'4" x 12'10"  
Double glazed bay window to front. Two radiators (untested). 2 semi-circular stain glass windows to side. Brick fireplace. Coving to a flat plastered ceiling.

#### BEDROOM ONE

12'10" x 11'5"  
Double glazed window to front. Radiator (untested). Coved ceiling.

#### BEDROOM TWO

10'9" x 10'1"  
Double glazed window to rear. Radiator (untested). Coved ceiling.

#### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and rail. Extensive tiled surround. Radiator (untested). Extractor fan (untested). Vinyl tiles to floor. Vanity cupboard.

#### KITCHEN

8'4" x 7'2"  
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, hob and extractor fan above (all untested). Space for washing machine and dishwasher. Double glazed window and double glazed door to:

#### CONSERVATORY

23'5" x 8'2"  
Brick base with double glazed windows to sides and rear. French doors to rear garden. Utility area incorporating space for tumble dryer and fridge freezer. Additional storage cupboard. Radiator (untested).

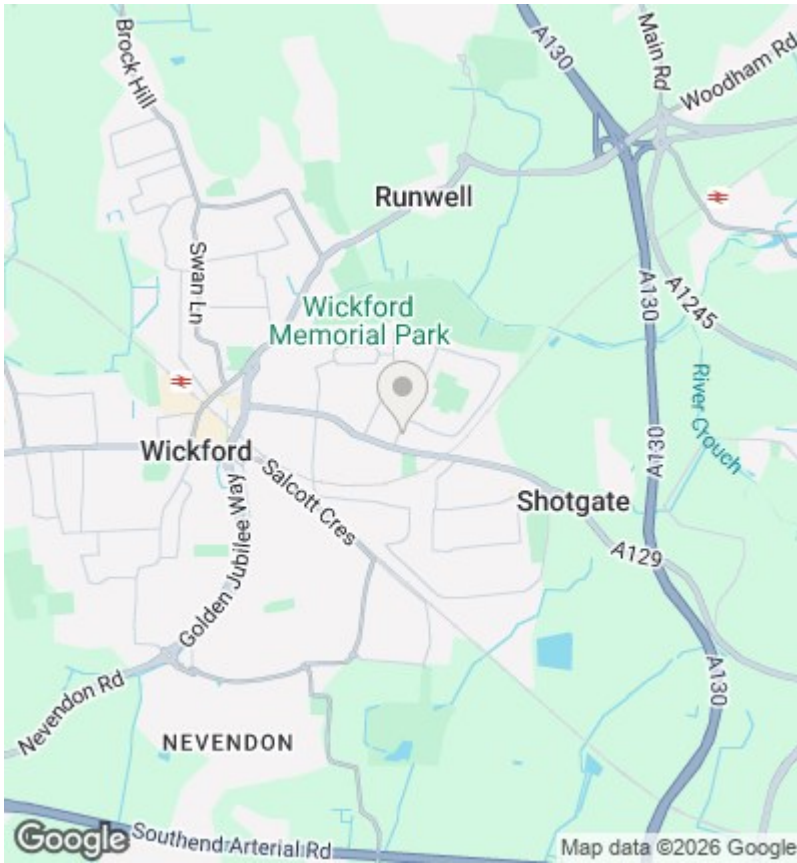
#### REAR GARDEN

Commencing with Indian sandstone patio. Shed. Fencing to boundaries.

#### DRIVEWAY TO FRONT

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





EPC Rating:

C

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