



Runwell Road, Wickford

£380,000

- Lounge/Diner
- Bedroom 1
- Bedroom 3
- 80' Rear Garden
- No Onward Chain
- Kitchen
- Bedroom 2
- Bathroom
- Own Drive and Garage
- Some Modernisation Required

3 BED SEMI DETACHED HOUSE CLOSE TO TOWN CENTRE AND STATION, 80' REAR GARDEN AND OWN DRIVE AND GARAGE, 25'6 LOUNGE/DINER, 11'10 KITCHEN, BATHROOM, SOME MODERNISATION REQUIRED, NO ONWARD CHAIN. Situated close to Wickford's town centre and mainline station is this semi-detached house benefitting from 80' rear garden with own drive to side and detached garage to rear. The property comprises of accommodation including 25'6 Lounge/Diner, 11'10 Kitchen, 3 bedrooms and bathroom. The property requires some modernisation and is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: D



Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).
Under stairs cupboard.

LOUNGE/DINER

25'6 x 11'4

Double glazed window to front. Double glazed patio doors to rear garden. Two radiators (untested). Coved ceiling. Fireplace.

KITCHEN

11'10 x 8'6

Double glazed window to rear. Double glazed door to side. 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. Updated boiler (untested). Tiled surround. Space for cooker, washing machine, tumble dryer and fridge freezer.

FIRST FLOOR LANDING

Double glazed window to side. Access to loft.

BEDROOM 1

12'2 x 11'

Double glazed window to rear. Radiator (untested).

BEDROOM 2

12'10 x 11'

Double glazed window to front. Radiator (untested).

BEDROOM 3

8'10 x 8'6

Double glazed window to front. Radiator (untested). Over stairs cupboard.

BATHROOM

7' x 5'6

Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) and rail. Tiled surround. Radiator (untested).

80' REAR GARDEN

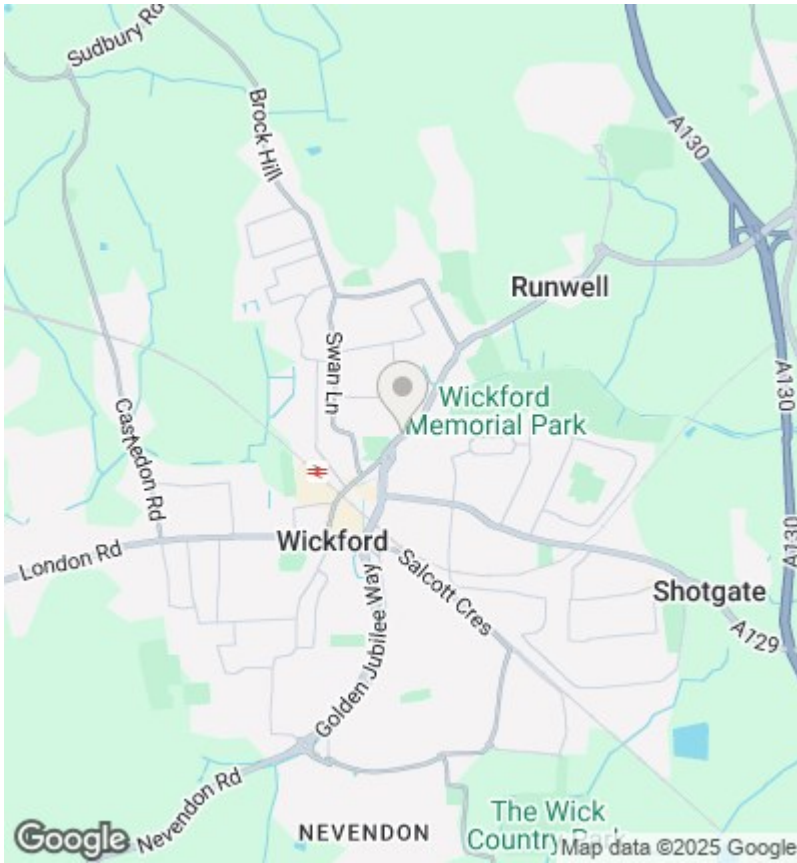
Generous lawn area with flower and shrub borders. Fencing to side and rear boundaries. Ornamental pond. Outside tap (untested).

GARAGE WITH OWN DRIVEWAY

Long gated driveway providing off street parking.

NO ONWARD CHAIN





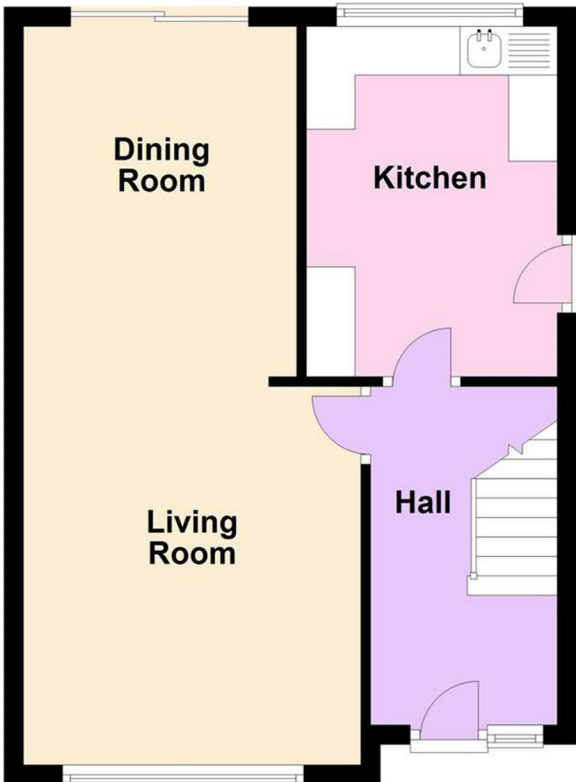
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)

