



## Almond Avenue, Wickford

£350,000

- Living Room 13' x 12'
- Kitchen 11'10 x 6'10
- 2 Bedrooms
- Driveway to Side
- Dining Room 13' x 11'5
- Lean to Conservatory 12'7 8'6
- Southerly Rear Garden
- No Onward Chain

2 BEDROOM SEMI-DETACHED BUNGALOW. 13' LIVING ROOM. 13' DINING ROOM. 11'10 KITCHEN. SOUTHERLY GARDEN TO REAR. DRIVEWAY TO SIDE. NO ONWARD CHAIN. Situated in this popular and established location on the London Road side of Wickford set within walking distance of town centre and mainline station is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 13' x 12', dining room 13' x 11'5, kitchen 11'10 x 6'10, 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), southerly garden to rear and driveway to side providing off street parking. The property is offered with no onward chain.



Council Tax Band: C



### RECESS PORCH

Part glazed door to:

### ENTRANCE HALL

Radiator (untested).  
Access to loft.

### LIVING ROOM

13' x 12'

Double glazed bay window to front. Radiator (untested). Gas fire (untested).

### BEDROOM

12' x 10'

Double glazed half bay window to front. Radiator (untested). Fitted wardrobe cupboards with vanity unit and cupboards beneath.

### BEDROOM

9'4 x 8'8

Double glazed window to rear. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

### BATHROOM

Coloured suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiled surround. Extractor fan (untested).

### DINING ROOM

13' x 11'5

Double glazed window to rear. Radiator (untested). Gas fire (untested).

### KITCHEN

11'10 x 6'10

Double glazed window to rear. 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. Recess for washing machine, dishwasher and cooker. Gas fired boiler (untested).

### LEAN TO CONSERVATORY

12'7 x 8'6

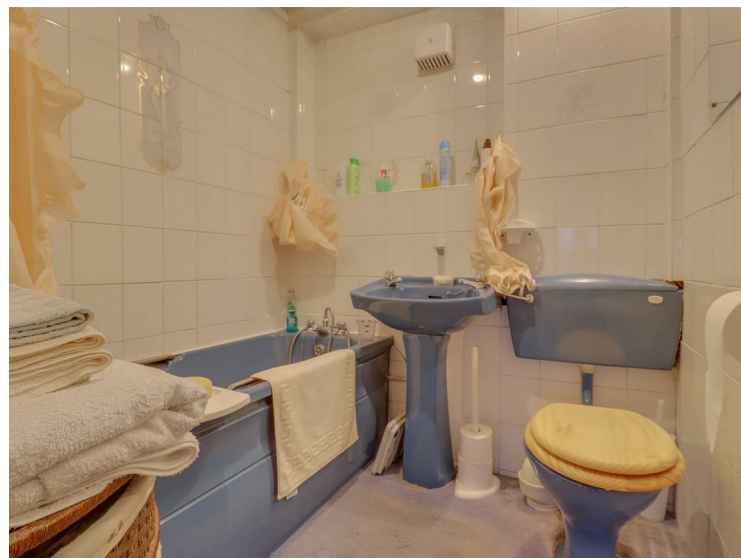
Glazed windows to rear and sides. Radiator (untested). Part glazed door to:

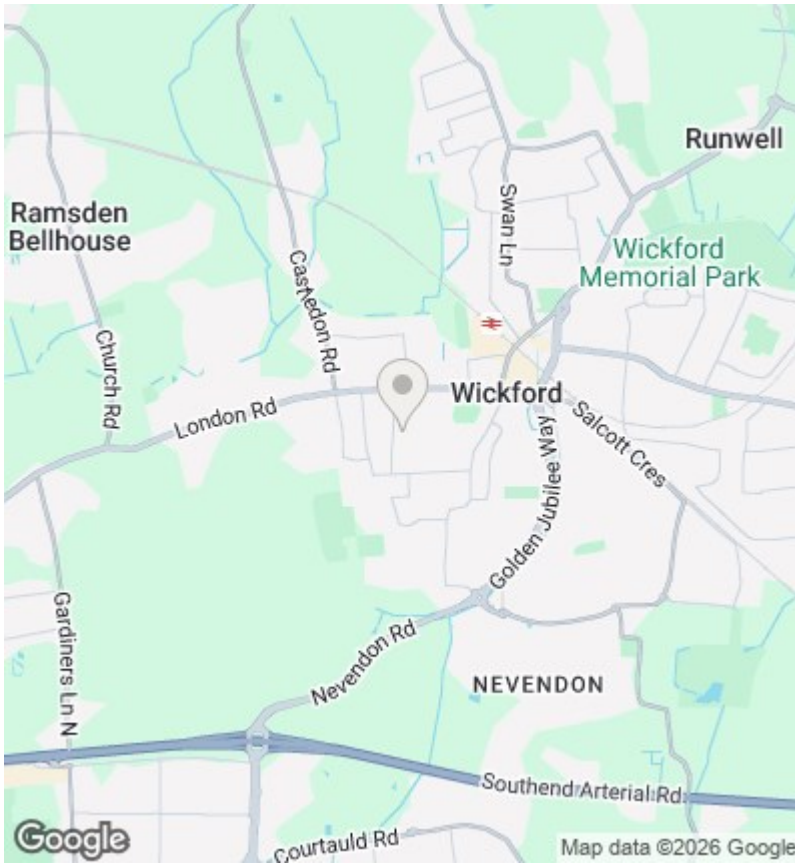
### SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to boundaries. Access to side.

### DRIVEWAY TO SIDE

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





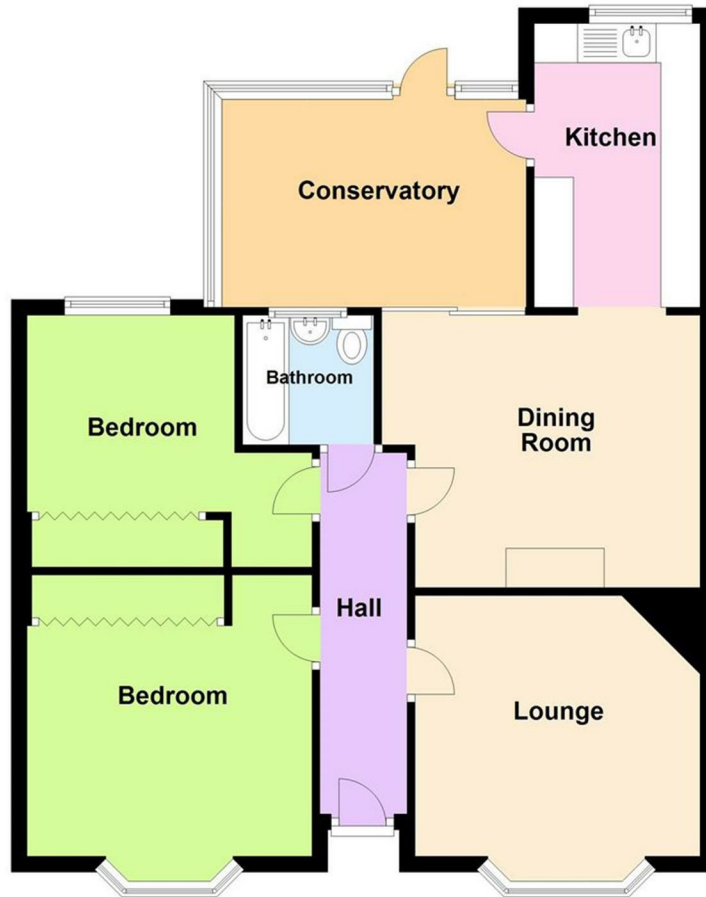
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</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	

**Ground Floor**

Approx. 77.4 sq. metres (833.6 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)