



Bromfords Drive, Wickford

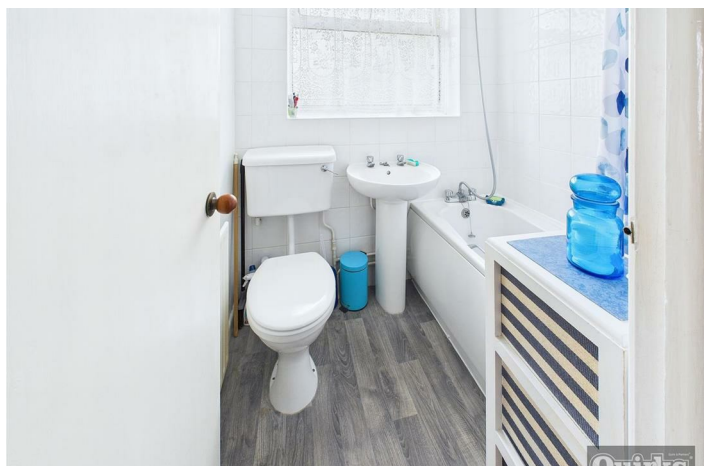
£365,000

- CORNER PLOT
- TWO DOUBLE BEDROOMS
- SOUTHERLY FACING GARDEN
- CONSERVATORY
- EPC - D
- CLOSE TO BROMFORDS SCHOOL
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- COUNCIL TAX BASILDON - C

A TWO BEDROOM SEMI DETACHED HOUSE located in a popular residential location. This home has a generous CORNER PLOT with a SOUTHERLEY FACING GARDEN and DETACHED GARAGE as well as a CONSERVATORY. Both the bedrooms are double and other features include GAS CENTRAL HEATING and DOUBLE GLAZING. Viewing is advised to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

Wood effect laminate floorcovering, base of stairs to first floor doors to Kitchen and Lounge, access to under stair storage

LOUNGE

Double glazed window to front, wood effect laminate floor covering, radiator, decorative fireplace

KITCHEN/DINER

Double glazed window to flank and door to CONSERVATORY, range of kitchen units to ground and eye level, complimentary worksurfaces, wood effect laminate floor covering, 1 and 1/4 quarter bowl sink units with mixer taps

CONSERVATORY

Double glazed sliding patio door to garden, space and plumbing for appliance

LANDING

Access loft, houses boiler, doors to accommodation

BEDROOM ONE

Double glazed window to rear. two radiators,

BEDROOM TWO

Double glazed window to front, radiator

BATHROOM

Double glazed window to flank, Pannelled bath with shower tap, low flush wc and pedestal wash hand basin, radiator, tiled walls

FRONT GARDEN

Mostly laid to lawn with concrete path to front door, bold corner plot

REAR GARDEN

Patio seating area, lawn flower and shrub borders, fenced to all boundaries, rear gate, side gate, potential for further extension possibly to the side (subject to planning)

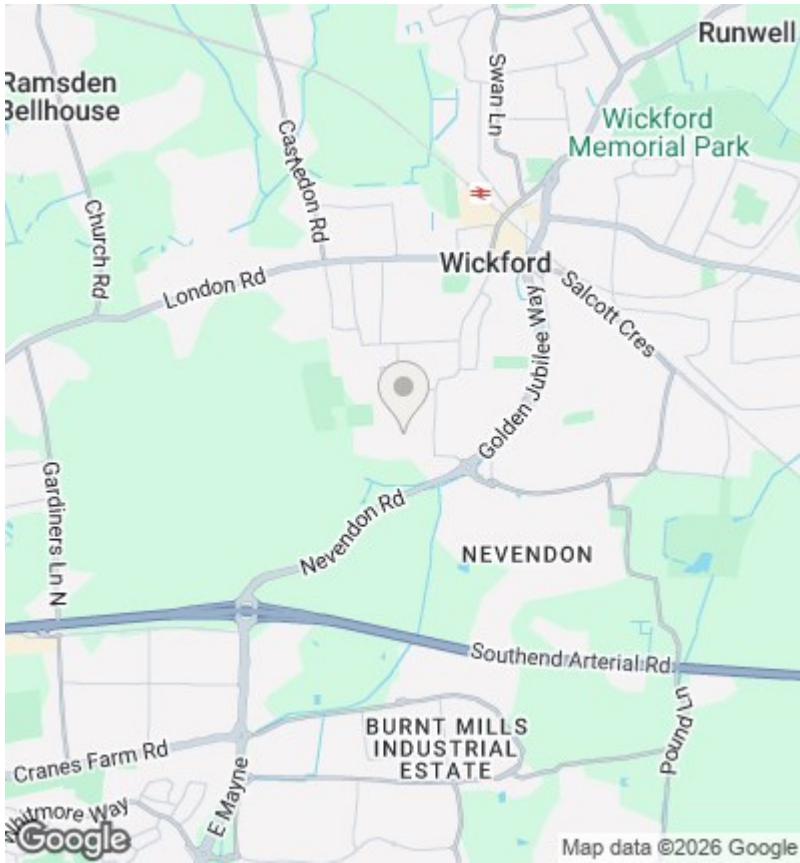
GARAGE

Located in the garden to rear, with double driveway affording off road parking

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.

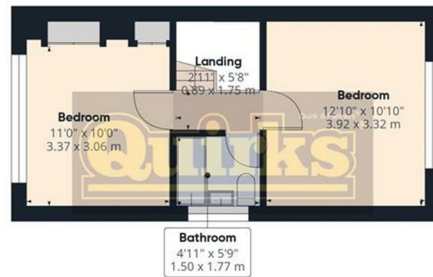
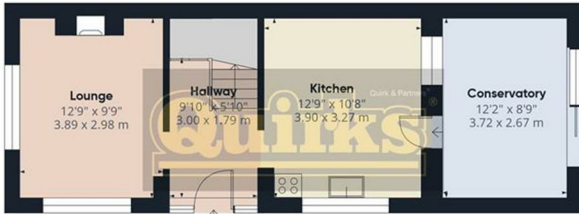




EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area^m

893 ft²
83 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.

Calculations are based on RICS IPMS 3C standard.

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