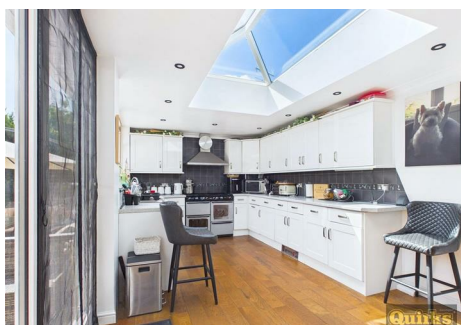




Brock Hill, Runwell, Wickford

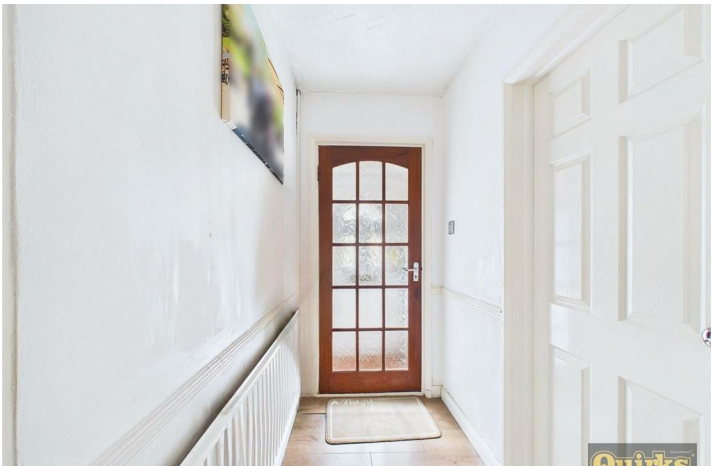
Asking Price £425,000

- TWO BEDROOM
- SOUGHT AFTER LOCATION
- 100FT+ REAR GARDEN
- SEMI DETACHED
- OFF STREET PARKING
- EPC = TBC

Situated in the ever popular Runwell location we are delighted to offer to the market this two bedroom semi detached bungalow complimented by a good sized frontage offering off street parking for multiple cars and a rear garden in excess of 100ft. Located conveniently for local amenities, schools and parkland for those nice summer evening walks.

2 1 2 D

Council Tax Band: D



ENTRANCE HALL

Enter through opaque glass panelled double glazed door with wooden glass panelled internal door leading into hallway.

HALLWAY

Laminate flooring, doors leading to lounge, 2nd reception room, two bedrooms and shower room, loft access.

LIVING ROOM

19'8 x 11'9

Laminate flooring, two radiators, electric feature fireplace, double glazed window to front and side aspect.

RECEPTION TWO

11'8 x 8'9

Laminate flooring, radiator, wooden glass panelled double doors leading into kitchen.

KITCHEN

21'6 x 9'6

Laminate flooring, selection of fitted wall & base units with roll top work surfaces and tiled splashbacks, integrated oven with 8 ringed gas hob and extractor hood, plumbing for washing machine, integrated fridge, skylight, double glazed window and double glazed bifold doors to rear aspect.

BEDROOM ONE

11'7 x 10'5

Laminate flooring,

radiator, built in wardrobes, double glazed window to front aspect.

BEDROOM TWO

9'7 x 8'3

Laminate flooring, radiator, built in wardrobes, double glazed window to side aspect.

SHOWER ROOM

7'9 x 4'10

Tiled flooring, part tiled walls, heated towel rail, shower cubicle with glass screen, wash hand basin with vanity unit, low level WC.

FRONT GARDEN

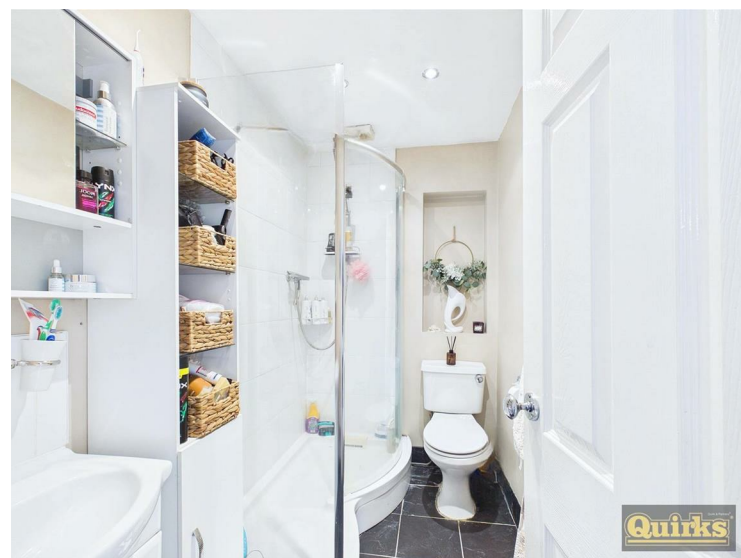
Pebbled driveway and off street parking for multiple vehicles, wooden gated side access.

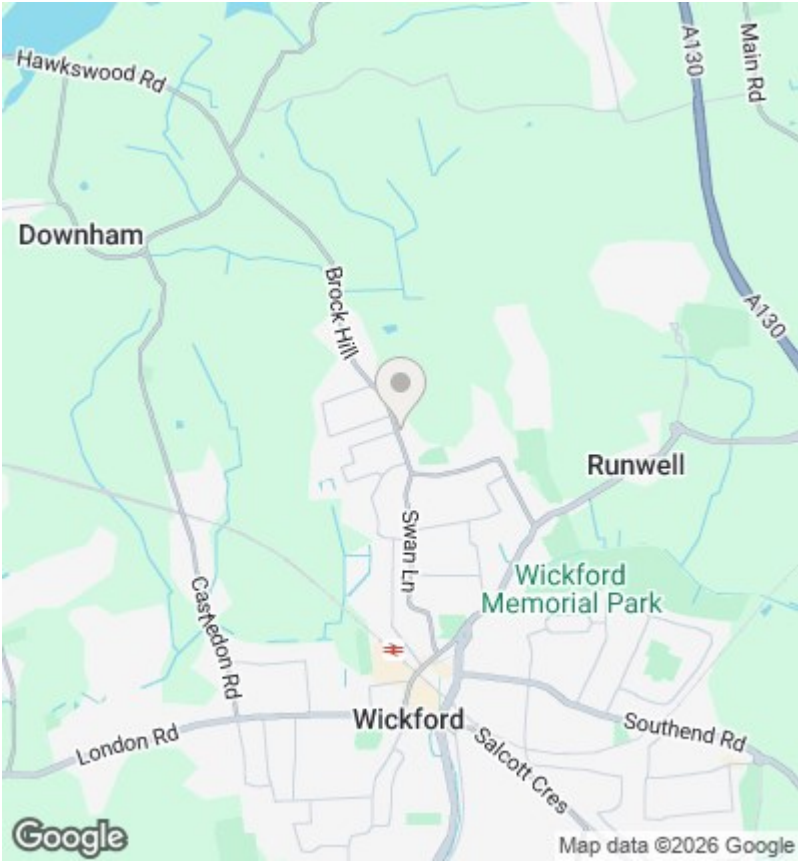
REAR GARDEN

Decked section with main area laid to lawn hard standing with multiple sheds to rear, electric plug sockets, outside tap.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	81
England & Wales	EU Directive 2002/91/EC	