



**Connells**

October Lodge Rawreth Lane  
Rawreth WICKFORD



## Property Description

Very well presented two double bedroom end terraced bungalow for sale, benefiting from open plan feature lounge/dining & fitted kitchen, spacious fitted shower room, inner hallway, two spacious double bedrooms, master bedroom with En-suite shower room, outside, direct access off road parking to the front, communal rear garden with swimming pool, excellent property available to view.

## Entrance

Direct access via double glazed door to front.

## Lounge / Diner / Kitchen

18' 5" x 18' 1" ( 5.61m x 5.51m )

Open plan Lounge / Diner and Kitchen. Double glazed French doors giving access to garden. Two radiators.

Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drain unit. integrated oven and hob with extractor over. Space and plumbing for other appliances.

## Shower Room

Three piece suite comprising of shower, wash hand basin and low level flush W.C. Heated towel rail.



## Bedroom One

13' 1" x 8' 8" ( 3.99m x 2.64m )

Double glazed window to rear. Wooden door giving access to rear garden. Radiator.

## En-Suite

Three piece suite comprising of shower, wash hand basin and low level flush W.C.

## Bedroom Two

9' 9" x 7' 9" ( 2.97m x 2.36m )

Skylight window. Radiator.

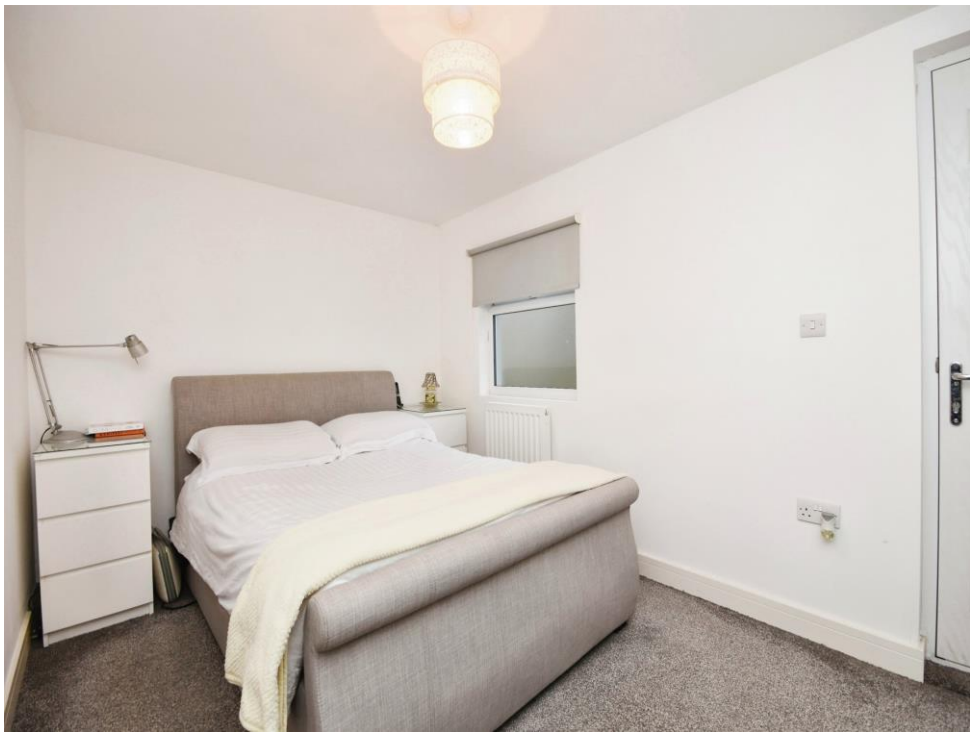
## Garden

There is a communal rear garden with a swimming pool.

## Parking

Off street parking to front.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RAY308201](http://connells.co.uk/Property/RAY308201)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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