



Connells

Brock Hill  
Runwell Wickford





## Property Description

Fantastic opportunity to purchase a three bedroom detached chalet bungalow with extensive grounds located in Wickford, Essex

The property benefits from, spacious entrance hallway, lounge, dining room, ground floor bedroom 2, spacious fitted breakfast kitchen, separate dining room, utility room, fitted bathroom, First floor two very spacious bedrooms, master bedroom with En-Suite shower room, outside, large frontage with direct access driveway which leads to the private rear garden benefiting from vehicle turning circle and joined double garage and single garage.

This property has the potential of planning permission for another dwelling at the rear of the property or complete re-development, the property is offered with NO CHAIN

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

11' 7" x 10' 10" ( 3.53m x 3.30m )

Access via double glazed door with double glazed side panel to side Double glazed window to side. Radiator.

## Lounge

22' 4" x 12' 9" ( 6.81m x 3.89m )

Double glazed window to front and side. Two radiators.

## Dining Room

15' 1" x 9' 6" ( 4.60m x 2.90m )

Double glazed window to rear and side. Double glazed patio doors to rear. Radiator.

## Kitchen / Breakfast Room

16' 9" x 10' 5" ( 5.11m x 3.17m )

Double glazed window to side. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with stainless steel sink/drainer unit. Integrated Neff double oven. Inset hob. Space and plumbing for appliances. An Insinkerator waste disposal unit. Radiator.

## Utility Room

10' 5" x 7' ( 3.17m x 2.13m )

Double glazed window to rear. Double glazed door to rear giving access to rear garden. Fitted with a range of wall mounted and base units, finished with worksurfaces, inset with stainless steel sink unit. Plumbing for washing machine. Radiator.

## Ground Floor Wet Room

10' 6" x 6' 2" ( 3.20m x 1.88m )

Window to rear. Four piece suite comprising of bath, shower, wash hand basin and low level flush W.C. Radiator.

## Bedroom Two

9' 8" x 7' 5" ( 2.95m x 2.26m )

This is situated on the ground floor. Double glazed window to side. Range of fitted wardrobes. Radiator.

## First Floor Landing

Stairs from entrance hall.

## Bedroom One

15' 8" x 12' 4" ( 4.78m x 3.76m )

Double glazed window to front and side. Range of fitted wardrobes. Radiator.

## En-Suite

7' 7" x 6' 2" ( 2.31m x 1.88m )

Double glazed window to side. Three piece suite comprising of shower, wash hand basin and low level flush W.C.

## Bedroom Three

11' x 10' ( 3.35m x 3.05m )

Double glazed window to rear. Radiator. Access to side eaves storage.

## Front Garden

The front garden is enclosed and has a driveway providing ample off street parking.

## Rear Garden

There is a large rear garden which commences with a patio area. The remainder of the garden is laid to lawn with established shrub borders. There is a connected double and single garage. (making triple garage)

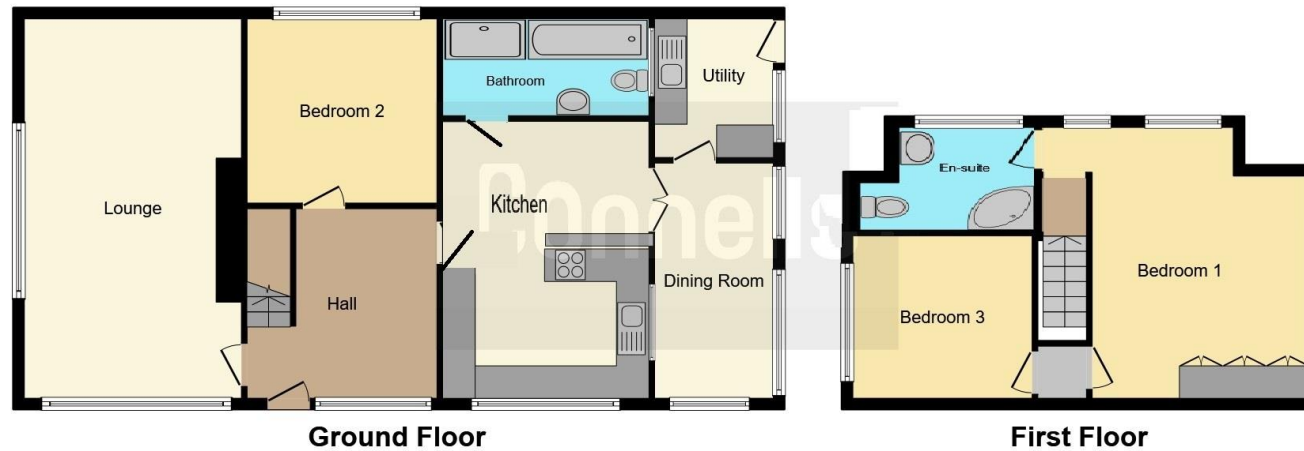












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY307891](http://connells.co.uk/Property/RAY307891)**



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