



## Ramsden View Road, Wickford

Asking Price £650,000

- Lounge 18'10 x 14'8
- Conservatory/Dining 23' x 9'4
- En-suite Shower Room & Bathroom
- In Out Driveway to Front
- Kitchen/Breakfast Room 15'8 x 9'
- 3 Bedrooms
- 1/3 of Acre Plot
- Previous Planning for Garage

MODERN AND SPACIOUS 3 BED DETACHED BUNGALOW RURAL POSITION WITH FIELDS TO REAR AND THIRD OF AN ACRE PLOT. Situated in a rural position on the outskirts of Wickford on a plot approaching a third of an acre is this spacious detached bungalow built approx. 10 years ago. With fields to rear and elevated views of the surrounding countryside and towns the property provides spacious accommodation including 3 double bedrooms including En-suite to Master, Lounge 18'10 x 14'8, 15'8 Kitchen /Breakfast Room and 23' Dining/conservatory. With generous gardens, under floor heating, double glazed windows and in/out driveway to front an early inspection is recommended.

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Council Tax Band: E



Double glazed opaque door to:

#### ENTRANCE HALL

Access to loft which we understand is boarded with power and light connected (untested) and ladder. Underfloor heating (untested). Built in double cupboard housing boiler (untested).

#### BEDROOM

14'8 x 8'2

Double glazed half bay window to front. Coved ceiling.

#### BEDROOM

13' x 11'4

Double glazed half bay window to front. Coved ceiling.

#### EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Tiling to floor and surround. Extractor fan (untested). Radiator/rail (untested). Shaver point (untested).

#### BEDROOM

15'4 x 12'8

Double glazed French doors and double glazed panelling to rear garden.

#### BATHROOM

Double glazed opaque window to front. Four

piece suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiling to floor and walls.

#### LOUNGE

18'10 x 14'8

Two double glazed windows to side. Fireplace. Double glazed French doors and double glazed panelling to:

#### KITCHEN/BREAKFAST ROOM

15'8 x 9'

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. Integrated fridge freezer, dishwasher and washing machine (appliances untested). Built in oven, hob and extractor fan above (all untested). Tiling to floor and surround. Double glazed door to:

#### CONSERVATORY/DINING

23' x 9'4

Double glazed windows to sides and rear. Double glazed French doors to rear garden.



## REAR GARDEN

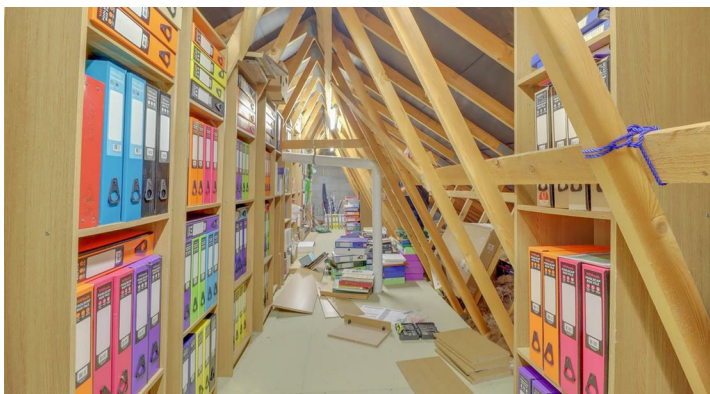
approx 1/3 of an acre

Views backing farmland to rear. Access to both sides of property. Cabin and storage shed.

## IN OUT DRIVEWAY TO FRONT

The property benefits from in out driveway to front providing ample off street parking.








## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Approx. 115.9 sq. metres (1247.2 sq. feet)

