

Lucerne Walk, Wickford

£340,000

- TWO BEDROOMS
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- CLOSE TO SHOPS AND BUSES
- COUNCIL TAX - BAND C
- MODERN KITCHEN WITH APPLIANCES
- CONSERVATORY
- CUL DE SAC LOCATION
- DOUBLE GLAZED AND CENTRALLY HEATED
- EPC - D

a TWO BEDROOM semi detached BUNGALOW located in a very popular CUL DE SAC in SHOTGATE. This property is located close to LOCAL SHOPS, DOCTORS AND BUS STOPS. It has been maintained and improved by the current sellers and has the benefit of a FULLY FITTED KITCHEN WITH INTEGRAL APPLIANCES as well as a CONSERVATORY. There is also OFF ROAD PARKING and the property is available with NO CHAIN. keys are held for an immediate viewing.



Council Tax Band: C



ENTRANCE HALL

Side entrance via part double glazed street door to Hallway. Wood effect laminate floorcovering, doors to accommodation, access to loft, radiator, smooth ceiling with inset downlighters

LOUNGE

14'9 x 11'9

Double glazed window in bay to front, wood effect laminate floorcovering, two feature stained glass windows to flank, smooth ceiling, radiator

SHOWEROOM

Shower cubicle, low flush wc with concealed cystem, wall mounted wash hand basin, tiled floor and walls, extractor, heated towel rail

KITCHEN

9'0 x 7'10

Part double glazed window and door to garden, modern units to ground and eye level, complimentary roll edged worksurfaces with inset sink, built in oven and hob with cooker hood over, oven below, integrated fridge freezer and washing machine, smooth ceiling with inset spotlights

CONSERVATORY

7'7 x 5'4

Double glazed window and french doors to garden, polycarbonate roof covering, wood effect laminate floorcovering

BEDROOM

11'9 x 9'7

Double glazed window to front, wood effect laminate floorcovering, radiator and fitted wardrobes and overbed unit, smooth ceiling

BEDROOM

9'11 x 7'9

Double glazed french doors to conservatory, wood effect laminate floorcovering, smooth ceiling, radiator

FRONT GARDEN

Laid to shingle as off road parking, side pedestrian access, and retaining wall to front

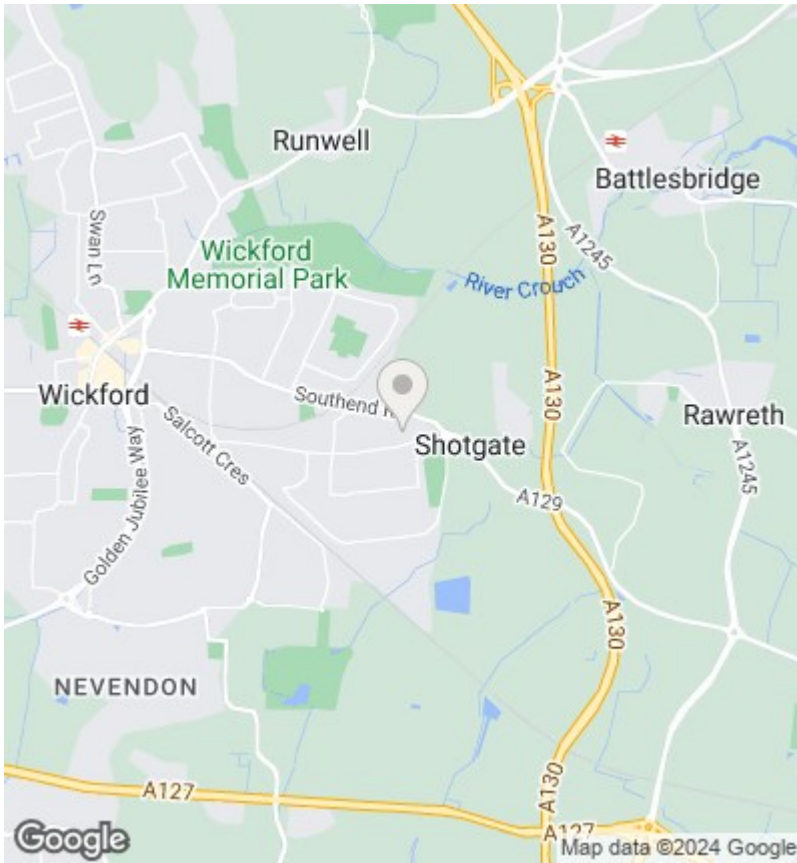
REAR GARDEN

Paved patio, raised astro turf lawn, flower and shrub borders, outside light and tap, shed

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 their own enquiries about the functionality.

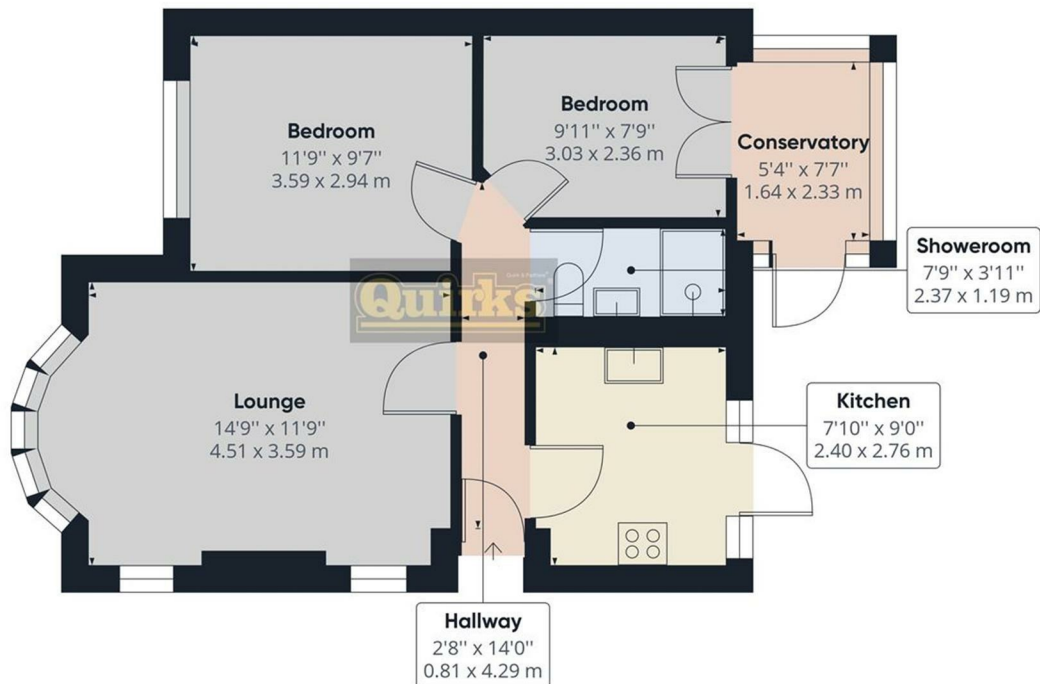




EPC Rating:

D

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



Approximate total area⁽¹⁾
574.59 ft²
53.38 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.

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