



## Grange Avenue, Wickford

Offers Over £525,000

- Lounge 14' x 12'4
- Refitted Kitchen 10'6 x 8'8
- Refitted Bathroom
- Extensive Driveway to Front
- Dining Room 10'10 x 10'8
- 3 Bedrooms
- 120ft Garden to Rear
- No Onward Chain

REFURBISHED 3 BEDROOM DETACHED BUNGALOW. 120FT GARDEN TO REAR. EXTENSIVE DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated on the Nevendon Road side of Wickford within easy access of town centre, park and schools is this refurbished 3 bedroom detached bungalow benefitting from lounge 14' x 12'4, dining room 10'10 x 10'8, refitted kitchen 10'6 x 8'8, 3 bedrooms and refitted bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) re-wiring, Hive new boiler system, new kitchen and bathroom. The property benefits from 120ft garden to rear and extensive driveway to front providing off street parking. No onward chain. Basildon Council Tax Band D.



Council Tax Band: D



Double glazed opaque door to:

#### ENTRANCE HALL

Radiator (untested). Access to loft.

#### REFITTED BATHROOM

Double glazed opaque window to front. Newly fitted Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator (untested). porcelain tiling to floor and walls. Extractor fan (untested).

#### BEDROOM ONE

12' x 11'

Double glazed half bay window to front. Radiator (untested).

#### BEDROOM TWO

12'8 x 9'6

Double glazed window to side. Radiator (untested). Two storage cupboards.

#### BEDROOM THREE

9' x 8'

Double glazed window to side. Radiator (untested).

#### LOUNGE

14' x 12'4

Radiator (untested). Square archway to:

#### DINING ROOM

10'10 x 10'8

Double glazed French doors and panelling to rear garden. Radiator (untested). Double glazed opaque window to side. Porcelain tiling to floor.

#### REFITTED KITCHEN

10'6 x 8'8

Double glazed windows to

rear and side. Double glazed door to rear garden. Range of newly fitted base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporating work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher and fridge freezer (appliances untested). Recess for washing machine. Built in oven, induction hob and extractor fan above (all untested). Tiling to floor and surround.

#### REAR GARDEN

approaching 120ft

Commencing with extensive paved patio to immediate rear with large lawn area incorporating trees. Fencing to side and rear boundaries. Shed/garage with gate and access to side. External tap and light (untested).

#### EXTENSIVE DRIVEWAY

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

#### AGENTS NOTE

The vendors have advised that the boiler at the property is under a 5 year warranty which commenced on 30th October 2023. This will need to be verified through the solicitors.





EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">88</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">67</div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 75.9 sq. metres (816.5 sq. feet)

