



Lavender Way, Wickford

Offers In The Region Of £450,000

- No Onward Chain
- Three Good Size Bedrooms
- Spacious Lounge/diner 23'1 x 17'3
- Solar Panels & A/C Heat Pump
- Detached Garage to Rear
- Extended Corner Plot Key Hole Bungalow
- Study & Conservatory
- Kitchen/Breakfast Room 17'4 x 9'10
- Southerly Rear Garden
- Off Street Parking to front

EXTENDED CORNER PLOT KEY HOLE BUNGALOW CLOSE TO TOWN CENTRE AND SHOPS. NO ONWARD CHAIN. SOUTHERLY GARDEN, DRIVEWAY TO FRONT. Situated in a sought after and convenient location close to town centre and shops is this extended detached key hole style bungalow on a corner plot with accommodation including three good size bedrooms, study, spacious lounge/diner 23'1 x 17'3, kitchen/breakfast room 17'4 x 9'10, conservatory and shower room. The property's specification includes double glazing throughout, Combi boiler, solar panels, a/c heat pump, pleasant Southerly garden with detached garage and off street parking to front. The property has the added benefit of being sold with no onward chain. EPC Rating C. Basildon Council Tax Band D.



Council Tax Band: D



The property is approached via UPVC double glazed entrance door into:

ENTRANCE HALL

14'8 x 3'3

Radiator. Doors to:

BEDROOM ONE

11'6 x 11'2

Double glazed window to front aspect. Built in wardrobes.

Radiator.

BEDROOM THREE

11'2 x 10'11

Opaque double glazed window to side. Radiator. Built in wardrobes. Sliding door into:

STUDY/POTENTIAL

BEDROOM FOUR

9'7 x 8'10

Double glazed French doors to rear garden. Vertical radiator. Built in storage cupboards.

SHOWER ROOM

Three piece white suite comprising of low level WC, shower cubicle and was hand basin. Tiling to floors. Extractor fan. Heated chrome towel rail. Loft hatch.

BEDROOM TWO

12'10 x 11'10

Double glazed bay window to front with semi circular glazed window to side. Radiator. Built in wardrobes.

LOUNGE/DINER

23'1 x 17'3

Double glazed window to front elevation. Three radiators. Air conditioning unit. Double glazed sliding doors to:

CONSERVATORY

10' x 8'7

Double glazed windows to sides with double glazed French doors to rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

17'4 x 9'10

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. Space for appliances. Washing machine to remain. Tiling to walls. Combi boiler in storage cupboard (untested). Two double glazed windows to rear with further double glazed door to rear.

SOUTHERLY GARDEN

Commencing with patio seating area with remainder being mainly laid to lawn. Fencing to two sides. Brick wall to side. Established shrubs to borders. Small pond. Gate to side and gate to rear providing access for garage. External tap and lighting.

DRIVEWAY

The property has a brick block driveway providing ample off street parking.

SOLAR PANELS

We have been advised by the owners that the solar panels are owned outright - this will need to be verified through the solicitors.

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 there own enquiries about the functionality.



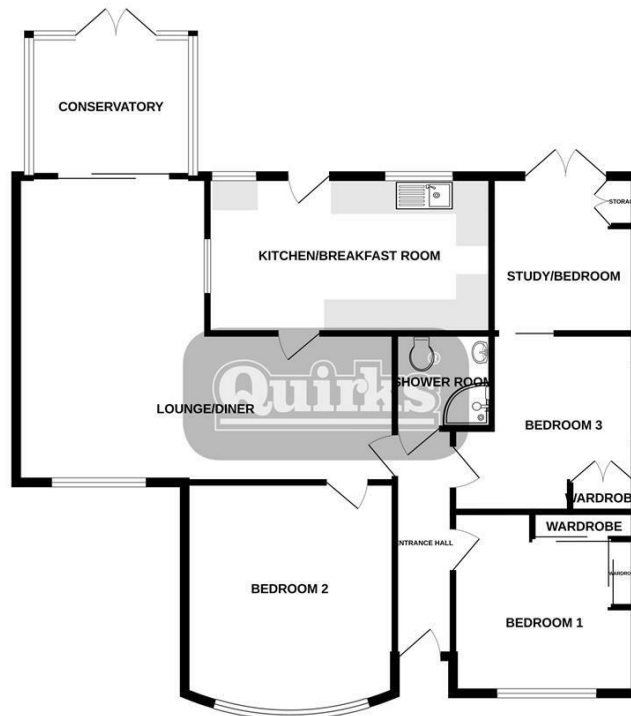


EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been listed. Merqopa C2017. Made with Metropix 12/2014