



## Nevendon Grange

Offers Over £300,000

- 2 BEDROOM HOUSE
- LIVING ROOM 15'8 x 11'10
- GARDEN TO REAR
- NO ONWARD CHAIN
- FIRST FLOOR BATHROOM
- KITCHEN 8'6 x 8'
- PARKING TO REAR
- EASY ACCESS OF TOWN AND STATION

2 BED HOUSE, 15'8 LOUNGE, 8'6 KITCHEN, BATHROOM, GARDEN TO REAR, PARKING TO REAR, NO ONWARD CHAIN, EASY ACCESS OF TOWN AND STATION. Situated in an established location on the Nevendon Road side of Wickford is this 2 bedroom mid terraced house. The accommodation includes Entrance Hall, 15'8 Living Room, 8'6 Kitchen and Bathroom. The property further benefits from double glazed windows, gas radiator heating (untested), rear garden and parking to rear. The property is also being offered with NO ONWARD CHAIN.



Council Tax Band: C



## ENTRANCE HALL

Canopy porch to front and double glazed door providing access. Cupboard housing meter.

## NO ONWARD CHAIN

## LIVING ROOM

15'8 x 11'10

Double glazed window to front. Double radiator. Laminate floor.

## KITCHEN

8'6 x 8'

Double glazed window and door to rear. Range of base and wall units. Roll top work surface with single drainer sink. Space for washing machine and fridge with recess for freezer. Built-in oven hob and extractor .

## FIRST FLOOR LANDING

## BEDROOM 1

10'6 x 9'8 (+ storage)

Double glazed window to front. Radiator. Fitted shelves and hanging rails.

## BEDROOM 2

8' x 7'8

Double glazed windows to rear. Radiator. Cupboard.

## BATHROOM

Suite comprising low level W.C., wash hand basin and bath unit with screen, radiator/rail, extractor.

## REAR GARDEN

Fenced to boundaries with artificial lawn, slate and shed.

## PARKING TO REAR

Parking nearby to rear.





EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>75</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	

