



## Ulting Way, Wickford

£325,000

- Lounge 13'8 x 10'8
- Bedroom 1 10'8 x 9'6
- Bathroom
- Detached Garage & Driveway
- Kitchen 8'10 x 8'6
- Bedroom 2 9'6 x 7'10
- 60ft Southerly Rear Garden
- Basildon Council Tax Band D



2 BEDROOM SEMI-DETACHED BUNGALOW. 60FT SOUTHERLY REAR GARDEN. DETACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated in the sought after area of Beauchamp's area of Wickford within walking distance of Wickford memorial park, local schools and shops is this 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 13'8 x 10'8, kitchen 8'10 x 8'6, 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 60ft southerly rear garden, detached garage and long independent driveway providing off street parking. No onward chain. EPC Rating C, Basildon Council Tax Band D



Council Tax Band: D



#### RECESS PORCH AT SIDE

Double glazed door to:

#### ENTRANCE HALL

Radiator (untested).  
Coved ceiling. Access to  
loft. Airing cupboard.  
Radiator (untested).

#### LOUNGE

13'8 x 10'8

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

#### KITCHEN

8'10 x 8'6

Double glazed window and  
double glazed door to rear  
garden. 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.  
Recess for washing  
machine, cooker,  
dishwasher and fridge  
freezer. Tiled surround.  
Gas fired boiler  
(untested).

#### BEDROOM ONE

10'8 x 9'6

Double glazed window to  
front. Radiator  
(untested). Fitted  
wardrobe cupboards.

#### BEDROOM TWO

9'6 x 7'10

Double glazed window to  
rear. Radiator (untested).  
Fitted wardrobe  
cupboards.

#### BATHROOM

Double glazed opaque  
window to rear. Suite  
comprising of low level  
WC, vanity wash hand  
basin and panel enclosed  
bath unit. Extensive tiled  
surround. Radiator  
(untested).

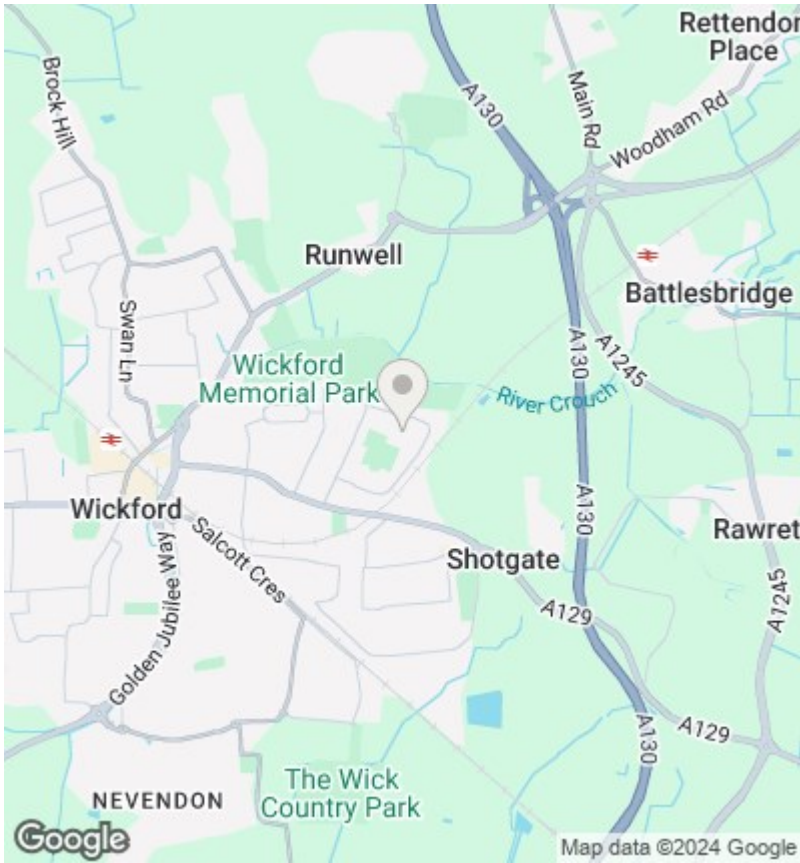
#### 60FT SOUTHERLY REAR GARDEN

Commencing with paved  
patio to immediate rear  
with remainder laid to  
lawn. Fencing to side and  
rear boundaries. Courtesy  
door to:

#### DETACHED GARAGE

Long independent  
driveway providing off  
street parking.





EPC Rating:

C

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>90</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>69</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (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 |           |

**Ground Floor**

Approx. 47.9 sq. metres (515.9 sq. feet)

