



Edward Gardens, Wickford

£370,000

- Dining Room 12'7 x 9'6
- Kitchen 10' x 9'
- 2 Ground Floor Bedrooms
- First Floor Bedroom
- Detached Garage & Shared Driveway
- Living Room 14' x 12'8
- Lean To Utility 10' x 6'
- Ground Floor Bathroom
- Southerly Garden to Rear
- No Onward Chain

3 BEDROOM SEMI- DETACHED CHALET BUNGALOW. SOUTHERLY GARDEN TO REAR. DETACHED GARAGE VIA SHARED DRIVEWAY. NO ONWARD CHAIN. Situated in a particularly sought after location in the Runwell area of Wickford set within easy access of town centre and mainline station is this 3 bedroom semi-detached chalet bungalow benefitting from accommodation including dining room 12'7 x 9'6, living room 14' x 12'8, kitchen 10' x 9, lean to utility 10' x 6', 2 ground floor bedrooms, ground floor bathroom and first floor bedroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), southerly garden to rear and detached garage approached via shared driveway. No onward chain. EPC Rating D, Basildon Council band D.



Council Tax Band: D



RECESS PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested). Airing cupboard housing large cylinder (untested).

BEDROOM

12'6 x 10'

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

BEDROOM

14' x 11'

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

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator/rail (untested).

DINING ROOM

12'7 x 9'6

Double glazed window to side. Radiator (untested). Coved ceiling. Archway to:

LIVING ROOM

14' x 12'8

Double glazed French doors and double glazed panelling to rear garden. Two radiators (untested). Brick fireplace.

KITCHEN

10' x 9'

Double glazed window to side. 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. Cupboard housing boiler (untested). Built in oven, grill, hob and extractor fan above (all untested). Tiling to floor and surround. Radiator/rail (untested).

LEAN TO UTILITY

10' x 6'

Double glazed windows to side and rear. Double glazed door to rear garden. Space for freezer.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM THREE

12' x 11'4

Double glazed window to rear. Radiator (untested).

SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Shed. Greenhouse. External tap (untested).

DETACHED GARAGE

New door. Double glazed window to side. Roller



door to front. Approached from shared driveway.







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 78.6 sq. metres (846.2 sq. feet)



First Floor

Approx. 18.9 sq. metres (203.5 sq. feet)

