



## Merlin Way, Wickford

£357,000

- Lounge 13'8 x 10'9
- Bedroom 1 10'9 x 9'5
- Bathroom
- Detached Garage & Driveway
- Kitchen 17' x 7'8
- Bedroom 2 9'5 x 7'10
- Garden to Rear
- No Onward Chain

2 BEDROOM SEMI-DETACHED BUNGALOW. DETACHED GARAGE & DRIVEWAY. PLEASANT GARDEN TO REAR. NO ONWARD CHAIN. Situated in the popular Runwell area close to town centre and mainline railway station is this 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 13'8 x 10'9, kitchen/breakfast room 17' x 7'8, 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant garden to rear, detached garage and driveway providing off street parking. No onward chain. EPC Rating C, Basilond Council band C.



Council Tax Band: C



#### RECESS PORCH

Double glazed door to:

#### ENTRANCE HALL

Textured and covered ceiling. Laminate finish to floor. Radiator (untested).

#### LOUNGE

13'8 x 10'9

Double glazed bay window to front. Laminate finish to floor. Radiator (untested). Wall mounted fire (untested). Textured ceiling.

#### KITCHEN/BREAKFAST ROOM

17' x 7'8

Double glazed window to side. Double glazed window and door to rear. 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. Built in double oven and hob (all untested). Space for washing machine and fridge freezer. Tiling to floor.

#### BEDROOM ONE

10'9 x 9'5

Double glazed window to front. Radiator (untested). Textured and covered ceiling.

#### BEDROOM TWO

9'5 x 7'10

Double glazed window to rear. Radiator (untested). Fitted double wardrobe cupboard with sliding doors.

#### BATHROOM

7'9 x 4'8

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower attachment and screen. Chrome towel rail (untested). Tiling to floor and walls. Extractor fan (untested).

#### WESTERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower beds. Shed. Gate to side. Courtesy door to:

#### DETACHED GARAGE

15' x 7'

Up and over door to front. Double glazed window to side. Power and light connected (untested).

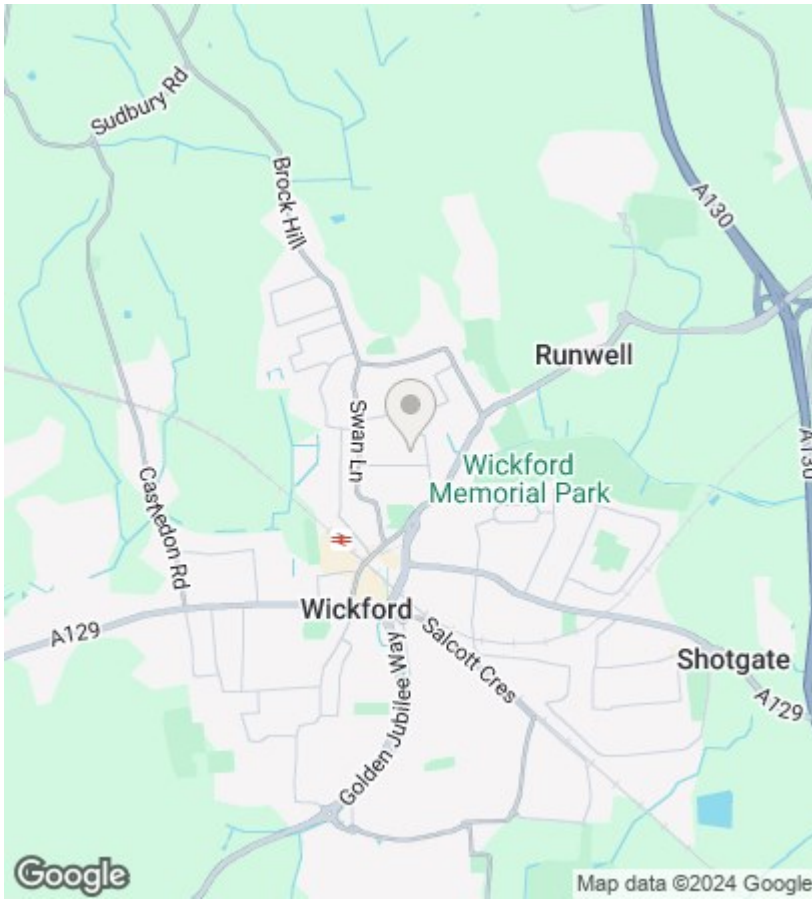
#### DRIVEWAY

The property benefits from driveway to front providing off street parking with the remainder of the front laid to lawn with flower and shrubs.










EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 sq. feet)