



## Elizabeth Drive, Wickford

£400,000

- Lounge 11'10 x 10'10
- Breakfast Room 7'10 x 7'1
- Bedroom 1 12' x 10'
- Garden to Rear
- No Onward Chain
- Kitchen/Diner 13'10 x 13'8
- Conservatory 10'4 x 5'7
- Bedroom 2 10' x 7'10
- Detached Garage & Driveway

2 BEDROOM SEMI-DETACHED Situated in a pleasant and sought after cul-de-sac location close to open countryside yet within easy access of town centre and station is this 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 11'10 x 10'10, breakfast room 7'10 x 7', kitchen/diner 13'10 x 13'8, conservatory 10'4 x 5'7, 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 D, Basildon Council band C



Council Tax Band: C



Entrance door at side leading to:

#### ENTRANCE HALL

Access to loft. Dado rail finish to wall. Textured and coved ceiling. Radiator (untested).

#### LOUNGE

11'10 x 10'10

Double glazed bay window to front. Radiator (untested). Textured and coved ceiling. Fireplace with inset fire (untested).

#### BREAKFAST ROOM

7'10 x 7'

Double glazed window to side. Shelving unit. Radiator (untested). Archway to:

#### KITCHEN/DINER

13'10 x 13'8

Double glazed window to side. 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. Space for washing machine, cooker and dishwasher. Breakfast bar. Tiled surround. Laminate finish to floor. Radiator (untested). Spotlights to ceiling. Archway to:

#### DINING AREA

Double glazed window to rear. Coved ceiling. Double glazed patio doors to:

#### CONSERVATORY

10'4 x 5'7

Double glazed windows to sides and rear. Double glazed door to rear garden.

#### BEDROOM ONE

12' x 10'

Double glazed window to front. Radiator (untested). Coved ceiling. Sliding mirror fronted wardrobe cupboard.

#### BEDROOM TWO

10' x 7'10

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

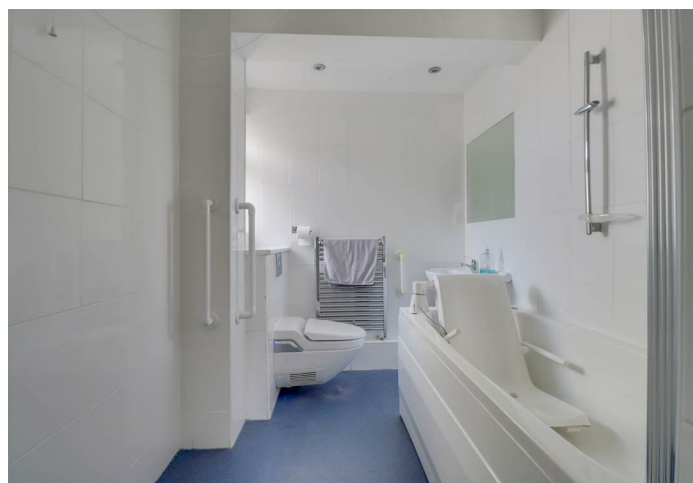
#### BATHROOM

11'4 x 6'3

Double glazed window to side. Suite comprising of enclosed low level WC, wash hand basin and panel enclosed bath unit. Extensive tiling to walls. Spotlights to ceiling. Heated towel rail (untested).

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders.



Greenhouse. Shed. Summerhouse. Courtesy door to:

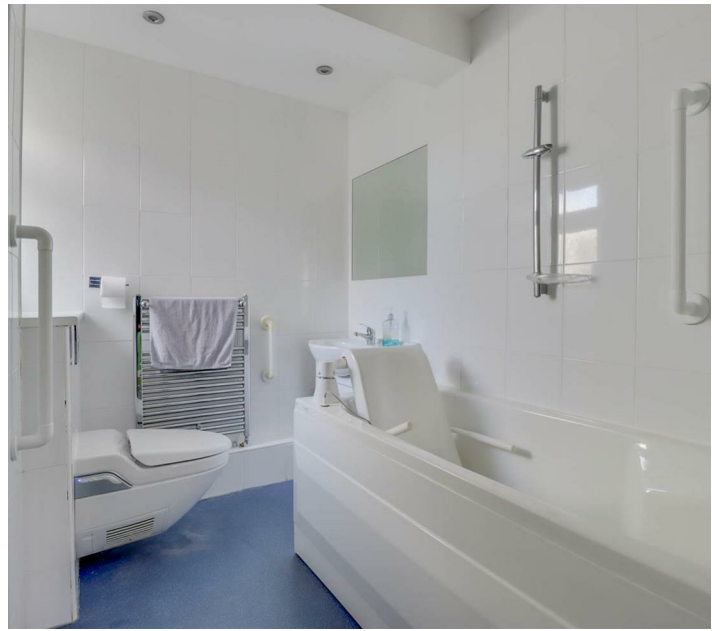
DETACHED GARAGE

15'7 x 9'6

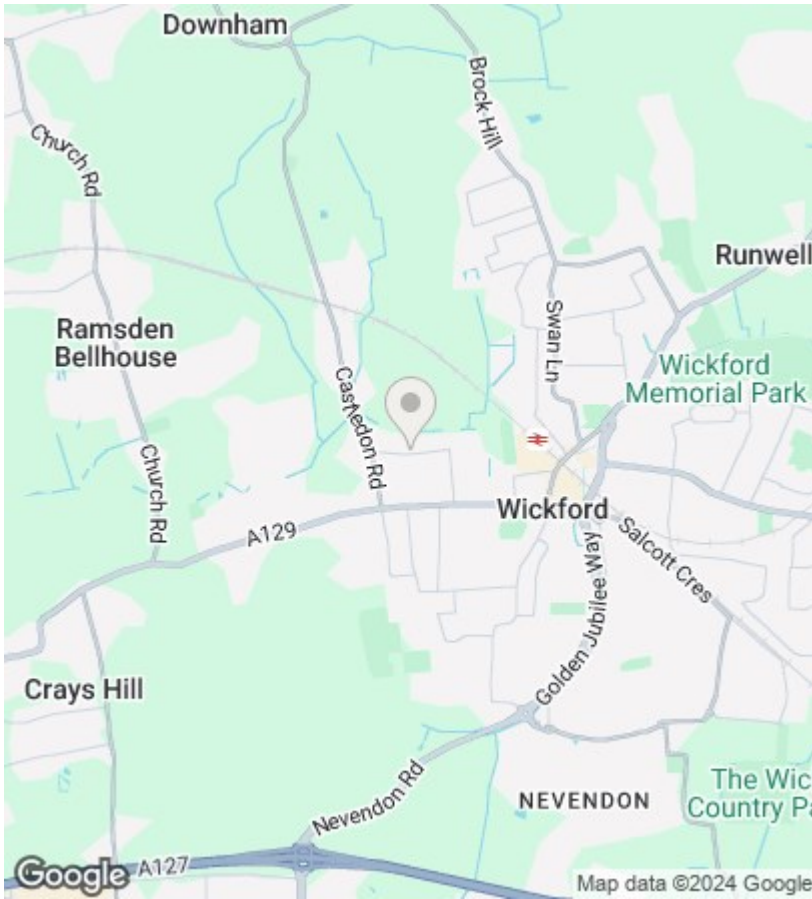
Up and over door to front.

INDEPENDENT DRIVEWAY

The property benefits from driveway to front providing off street parking with lawn area.







## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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

Approx. 66.5 sq. metres (716.0 sq. feet)

