



## Nevendon Road, Wickford

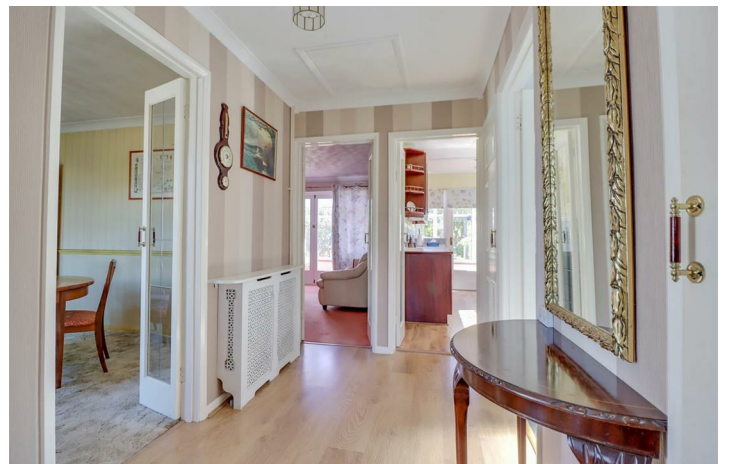
Offers Over £400,000

- LOUNGE 13'10 X 12'8
- CONSERVATORY 20'8 X 7'8
- BATHROOM
- GARAGE WITH OWN DRIVE
- KITCHEN 12'4 X 8'6
- 2 BEDROOMS
- LARGE REAR GARDEN
- NO ONWARD CHAIN

2 BEDROOM SEMI-DETACHED BUNGALOW. 220FT PLOT. APPROX 160FT GARDEN. DETACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated on the Nevendon Road side of Wickford within easy access of local shops, schools and A127 is this 2 bedroom semi-detached bungalow on an approx 220ft plot. The property's accommodation comprises with lounge 13'10 x 12'8, kitchen 12'4 x 8'6, conservatory 20'8 x 7'8, 2 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) long rear garden approaching 160', detached garage and driveway providing off street parking. No onward chain. EPC Rating D, Basildon Council band C



Council Tax Band: C



Part glazed door to:

#### ENTRANCE PORCH

Window to side. Tiling to floor.

#### ENTRANCE HALL

Radiator in casement surround (untested). Airing cupboard and meter cupboard. Access to loft with ladder.

#### BEDROOM ONE

12' x 9'

Double glazed half bay window to front. Radiator (untested). Coved ceiling. Mirror fronted fitted wardrobe cupboards. Additional built in double wardrobe cupboard.

#### BEDROOM TWO

10'8 x 9'4

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

#### SHOWER ROOM

Double glazed opaque window to side. Updated suite comprising of low level WC, vanity wash hand basin and frameless shower cubicle. Coved ceiling. Radiator/rail (untested).

#### LOUNGE

13'10 x 12'8

Radiator in casement surround (Untested). Fireplace. Coved ceiling. French doors and windows to:

#### CONSERVATORY

20'8 x 7'8

Double glazed window to sides. Double glazed door to side.

#### KITCHEN

12'4 x 8'6

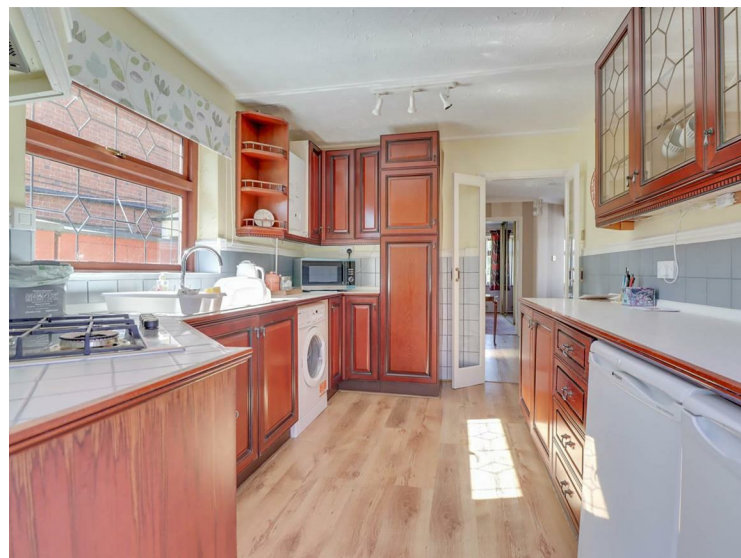
Double glazed window to side. Range of base and wall mounted units providing drawer and cupboard space with wood trim work surface extending to incorporate inset sink unit with cupboard beneath. Space for washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested). Tiled surround. Cupboard housing gas fired boiler (untested).

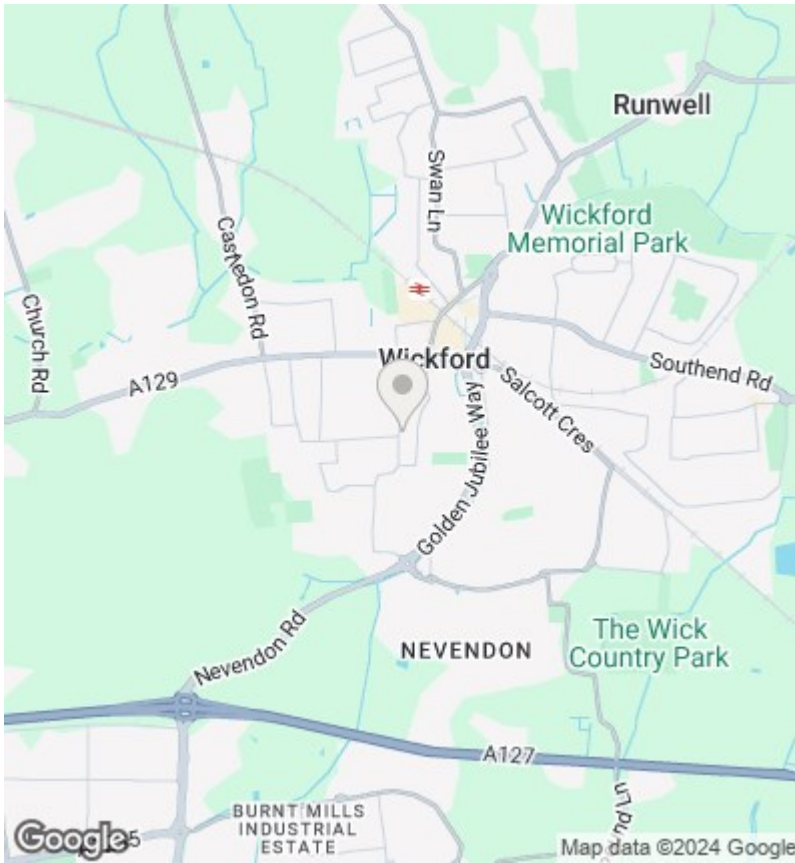
#### REAR GARDEN

approx 160ft in total  
The property benefits from a long rear garden with established well stocked flower and shrub borders with extensive paid patio to immediate rear. Covered seating area. Summerhouse. Vegetable plot.

#### DETACHED GARAGE

15'2 x 8'





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>68</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. 74.3 sq. metres (799.3 sq. feet)

