



## Long Meadow Drive, Wickford

Guide Price £375,000

- Living Room 16'8 x 12'8
- Kitchen 13'6 x 7'
- Bedroom 2 8'6 x 8'
- Southerly Rear Garden
- Dining Room 11' x 10'
- Bedroom 1 11'10 x 11'
- Shower Room
- Attached Garage & Driveway



GUIDE PRICE £375,000 - £395,000 - 2 BEDROOM LINK-DETACHED BUNGALOW. ATTACHED GARAGE & DRIVEWAY. 70FT SOUTHERLY REAR GARDEN. NO ONWARD CHAIN. Situated in a pleasant and popular location close to town centre yet within easy access of Wickford memorial park is this 2 bedroom link-detached bungalow benefitting from accommodation including living room 16'8 x 12'8, dining room 11' x 10', kitchen 13'6 x 7', bedroom 1 11'10 x 11', bedroom 2 8'6 x 8' and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) southerly 70ft garden to rear, attached garage & driveway providing off street parking. The property is offered with no onward chain.



Council Tax Band: D



#### RECESS PORCH

At side. Entrance door to:

#### ENTRANCE HALL

Coved ceiling. Access to loft.

#### BEDROOM ONE

11'10 x 11'

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

#### BEDROOM TWO

8'6 x 8'

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

#### SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator (untested). Extensive tiled surround.

#### LIVING ROOM

16'8 x 12'8

Double glazed window to rear. Radiator (untested). Open plan to:

#### DINING ROOM

11' x 10'

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

#### KITCHEN

13'6 x 7'

Double glazed window and double glazed 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. Recess for washing machine, cooker and fridge freezer. Coved ceiling. Tiling to floor and walls. Radiator (untested).

#### SOUTHERLY REAR GARDEN

approaching 70ft Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Access via path and gate to side.

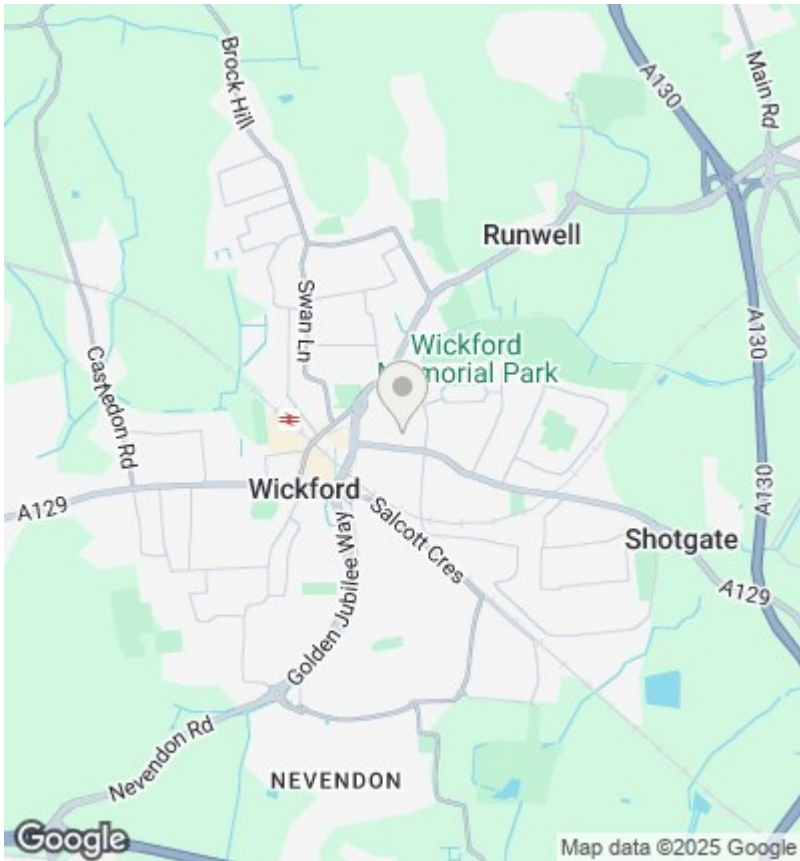
#### ATTACHED GARAGE

21'4


Up and over door to front. Independent driveway providing off street parking.



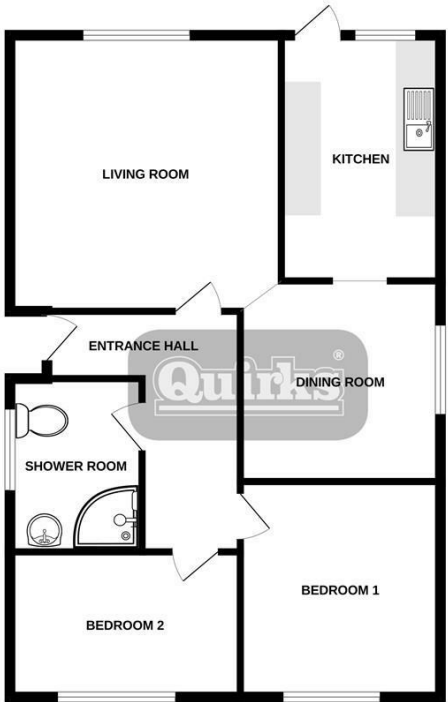




EPC Rating:  
D

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>86</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>66</b>   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.  
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metrixpro ©2017  
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