



Rettendon Gardens, Wickford

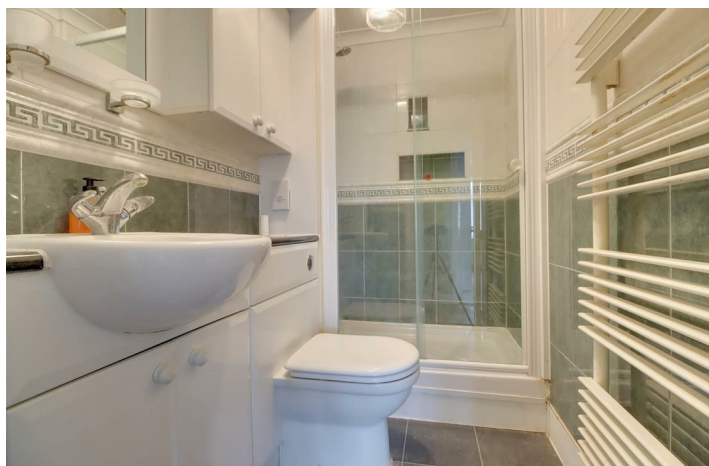
Offers Over £350,000

- TWO BEDROOMS
- PARTIALLY CONVERTED GARAGE
- CUL DE SAC LOCATION
- CONSERVATORY
- COUNCIL TAX - CHELMSFORD C
- OFF ROAD PARKING
- NO ONWARD CHAIN
- GOOD SIZED REAR GARDEN
- CARPORT
- EPC - TBC

A TWO BEDROOM SEMI DETACHED BUNGALOW, offered for sale with NO ONWARD CHAIN. Located at the end of a CUL DE SAC. The accommodation boasts TWO BEDROOMS, has GAS CENTRAL HEATING, OFF ROAD PARKING and potential to extend (STPC) . There is also a CONSERVATORY. Keys are held for an immediate viewing. EPC Rating D.



Council Tax Band: C



ENTRANCE HALL

Part glazed street door, solid wood floor covering, doors to accommodation

KITCHEN

8'7 x 7'1

Double glazed window and door to rear garden, range of kitchen units to ground and eye level incorporating complimentary roll edged work surfaces, inset sink unit with mixer tap, tiled floor and splash backs, fitted hob and oven with hood over, dishwasher to remain

LOUNGE

15'1 x 11'9

Double glazed window to front, gas fire inset to surround, radiator, smooth ceiling with coved surround

SHOWER ROOM

Shower cubicle, concealed flush WC and wash hand basin inset to vanity unit, heated towel rail

BEDROOM ONE

11'3 x 9'4 plus wardrobe depth

Double glazed window, radiator, spotlights and fitted wardrobes to one wall

BEDROOM TWO

9'6 x 7'5

Open aspect to conservatory, radiator

CONSERVATORY

11'7 x 7'6

Double glazed French type

doors to garden, double glazed windows to flanks, range of base level units with complimentary working surfaces

PARTIALLY CONVERTED GARAGE

14'9 x 7'7

Personal door to garden, double glazed window, power and light

WORKSHOP

13'9 x 7'4

Personal door to garden, power and light

FRONT GARDEN

Partially lawn, driveway leading to carport and leading to formerly garage (which could be reinstated)

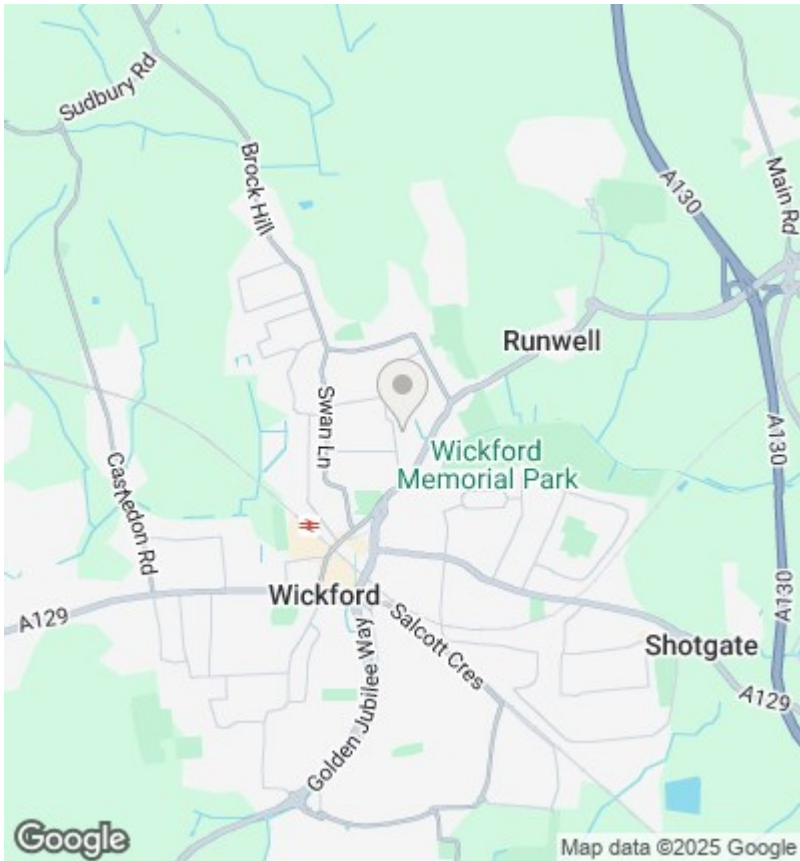
REAR GARDEN

Side access to front, fenced to all boundaries, mostly laid to lawn, access to workshop and garage, greenhouse

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 58.1 sq. metres (624.9 sq. feet)

