



Rettendon Gardens, Wickford

Offers Over £400,000

- Living Room 14'2 x 12'
- Conservatory 21'10 x 12'10
- Spacious Bathroom
- Garden/Games Room
- Kitchen/Breakfast Room 18'8 x 9'2
- 2 Bedrooms
- 70ft Garden to Rear
- Driveway

2 BEDROOM LARGER THAN AVERAGE SEMI-DETACHED BUNGALOW. 70FT GARDEN TO REAR. DRIVEWAY. 18'8 KITCHEN/BREAKFAST ROOM. 14'2 LIVING ROOM. Situated in a popular and established Runwell location set within easy access of town is this 2 bedroom larger than average semi-detached property benefitting from accommodation including living room 14'2 x 12', kitchen/breakfast room 18'8 x 9'2, conservatory 21'10 x 12'10, 2 bedrooms and bathroom with 4 piece suite. The property's specification includes double glazed windows and gas fired radiator heating, 70ft garden to rear with driveway providing off street parking.

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 2

 D

Council Tax Band: C



Double glazed opaque door at side to:

ENTRANCE HALL

Access to loft.

LIVING ROOM

14'2 x 12'

Double glazed half bay window to front.

Radiator. Coved ceiling.

Laminate finish to floor.

Fireplace with multi fuel burner.

BEDROOM ONE

14' x 10'

Double glazed window to rear. Two radiators. Fitted wardrobe cupboards and drawers.

BEDROOM TWO

11'8 x 9'10

Double glazed half bay window to front.

Radiator. Coved ceiling.

SPACIOUS BATHROOM

4 piece suite

Suite comprising of of low level WC, pedestal wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiling to floor and surround. Radiator/rail. Extractor fan.

Downlighters to ceiling.

INNER HALL

Radiator. Downlighters to ceiling.

KITCHEN/BREAKFAST ROOM

18'8 x 9'2

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, hob and extractor fan above. Recess for washing machine, tumble dryer, dishwasher and fridge freezer. Radiator.

Downlighters to ceiling. Coved ceiling with downlighters. Double glazed French doors to:

CONSERVATORY

21'10 x 12'10

Brick base with double glazed windows to sides and rear. Self cleaning roof. Laminate finish to floor.

REAR GARDEN

approaching 70ft

Commencing with paved patio to immediate rear with remainder laid to lawn with shrubs. Raised decking area. . Large shed. Wide access to side. Outside tap. Double gates.

GARDEN/GAMES ROOM

19' x 15'10

Double glazed windows and French doors to garden. Air conditioning.



Wall lights. Ample power points. Block and render insulation.

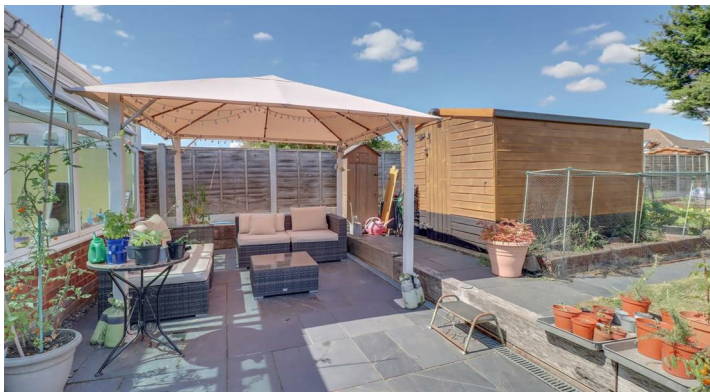
DRIVEWAY

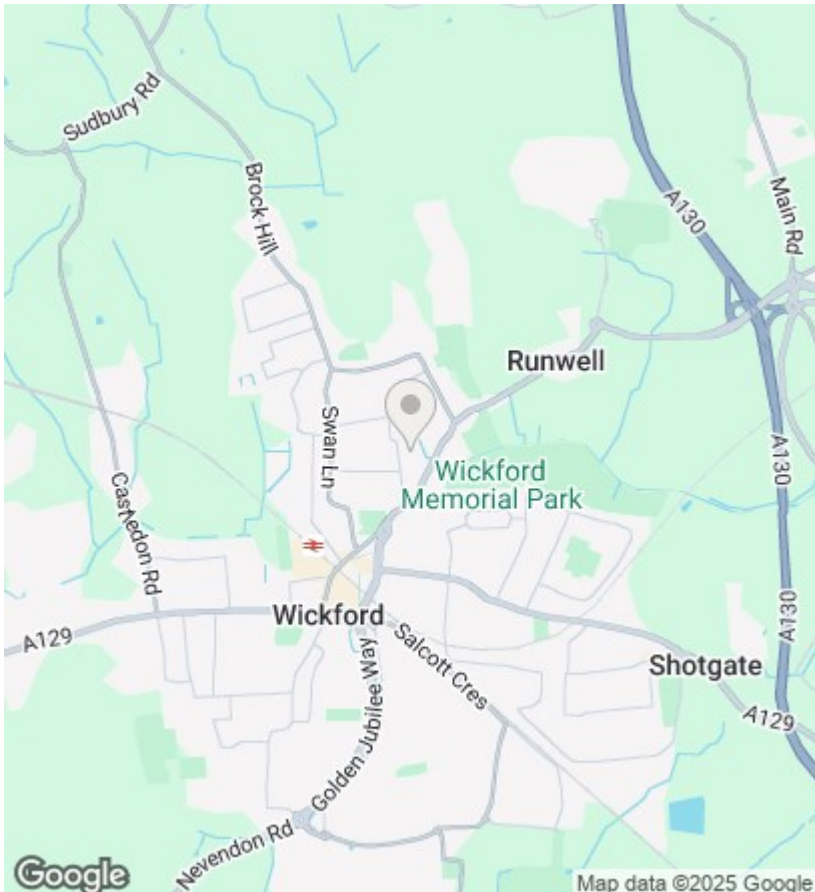
The property benefits from driveway providing off street parking.

DISCLAIMER

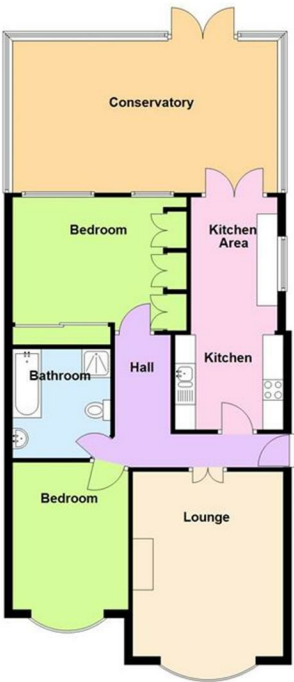
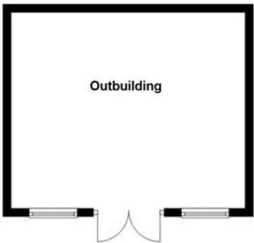
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make there own enquiries about the functionality.







Ground Floor



EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	