



## Laurel Avenue, Wickford

£400,000

- Lounge 13' x 12'
- Kitchen 15'4 x 7'
- Shower Room
- Driveway to Front
- Dining/Sitting Room 18' x 9'
- 2 Bedrooms
- Southerly Garden to Rear
- No Onward Chain



2 BEDROOM SEMI-DETACHED CHALET. 13' LOUNGE. 15'4 KITCHEN. SOUTHERLY GARDEN TO REAR. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated in a popular and established location on the London Road side of Wickford close to town centre and mainline station is this 2 bedroom semi-detached chalet bungalow benefitting from accommodation including lounge 13' x 12', dining/sitting room 18' x 9', kitchen 15'4 x 7', bedroom 12' x 10', shower room and first floor bedroom/loft room 16'10 x 11'8. The property's specification includes double glazed windows and gas fired radiator heating, southerly garden to rear and driveway to front providing off street parking. No onward chain.



Council Tax Band: C



#### RECESS PORCH

At side.

#### ENTRANCE HALL

Laminate finish to floor.  
Coved ceiling.

#### LOUNGE

13' x 12'

Double glazed bay window to front.  
Radiator. Coved ceiling.

#### BEDROOM

12' x 10'

Double glazed window to front. Radiator. Coved ceiling.

#### SHOWER ROOM

8' x 5'4

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Illuminated mirror. Coved ceiling. Radiator/rail. Shaver point. Fitted cupboards.

#### DINING/SITTING ROOM

18' x 9'

Double glazed French doors and double glazed panelling to rear garden. Two radiators. Laminate finish to floor. Stairs to first floor. Open plan to:

#### KITCHEN

15'4 x 7'

Double glazed window 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. Tiled surround. Built in oven, microwave and hob with extractor fan above. Space for appliances. Cupboard housing boiler.

#### BEDROOM/LOFT ROOM

16'10 x 11'8

Double glazed Velux style window to rear. Radiator. Power and light.

#### SOUTHERLY REAR GARDEN

Commencing with Sandstone patio to immediate rear with remainder laid to lawn with flower and shrub borders. Shed and greenhouse. Path and gate to side. External tap.

#### DRIVEWAY TO FRONT

The property benefits from driveway to front 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 their own enquiries about the functionality.

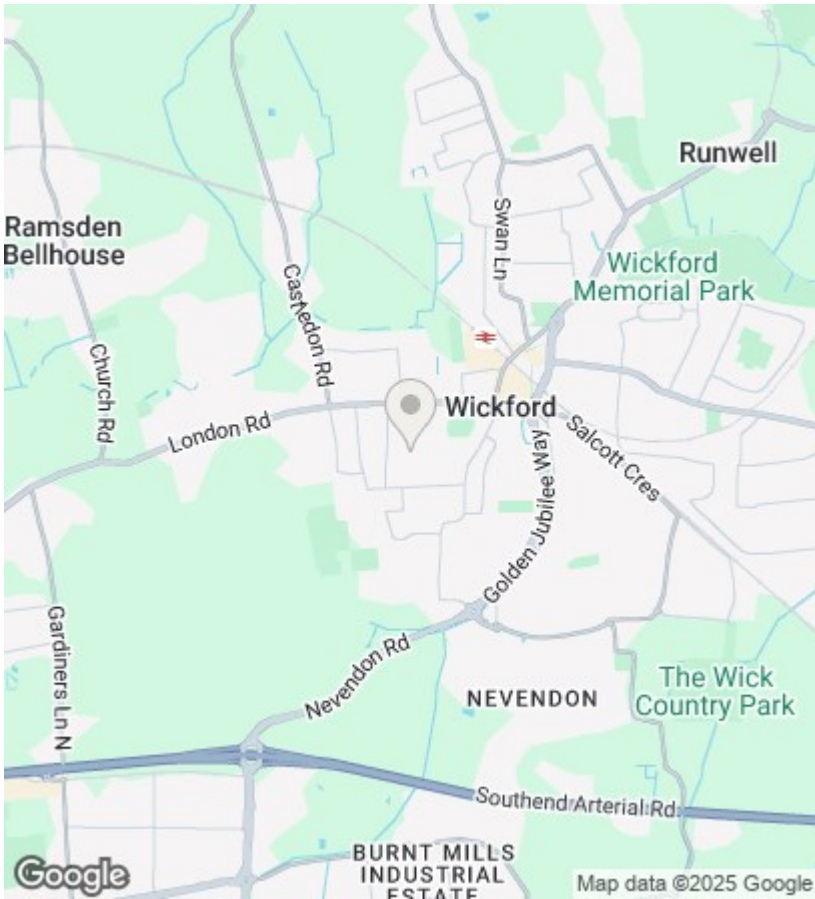










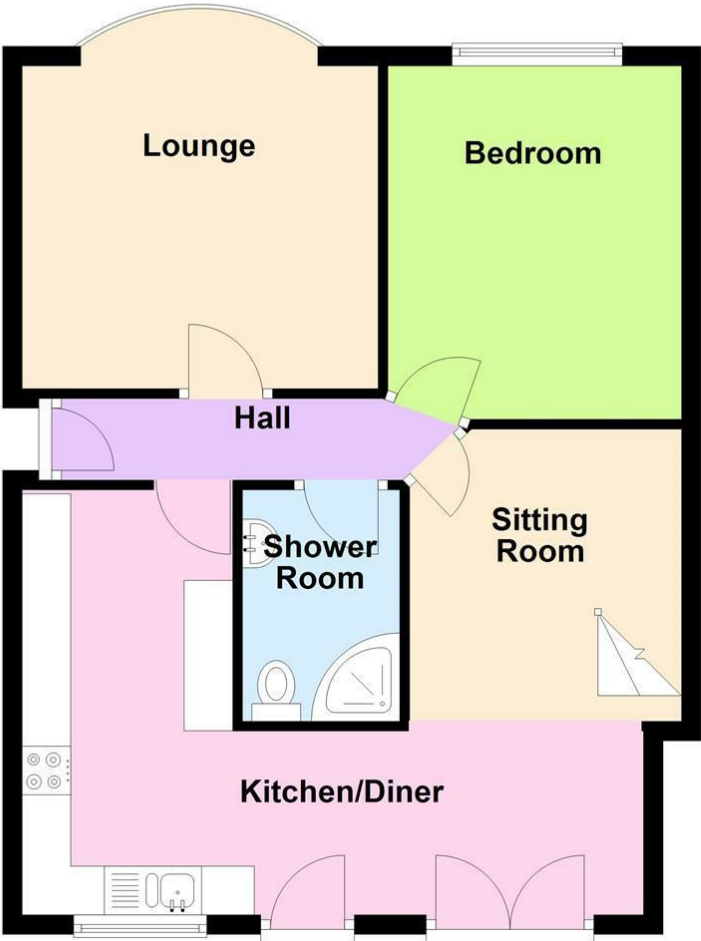


### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</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



### First Floor

