



## Whist Avenue, Wickford

£385,000

- Living Room 15' x 12'
- Bedroom 1 11'10 x 9'10
- Spacious Bathroom 9' x 8'
- Garage & Driveway
- Kitchen/Diner 18'3 x 10'8
- Bedroom 2 10'2 x 8'
- Rear Garden
- No Onward Chain

2 BEDROOM SEMI-DETACHED BUNGALOW. GARAGE & DRIVEWAY. GARDEN TO REAR. NO ONWARD CHAIN. Situated close to Wickford Memorial Park and walking distance of Beauchamps School is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 15' x 12', kitchen/Diner 18'3 x 10'8, bedroom 1 11'10 x 9'10, bedroom 2 10'2 x 8' and spacious bathroom 9' x 8'. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, garage and driveway providing off street parking. The property is offered with no onward chain.



Council Tax Band: C



### RECESS PORCH

At side with double glazed opaque door to:

### ENTRANCE HALL

Radiator. Access to loft.

### LIVING ROOM

15 x 12'

Double glazed window to front. Double glazed window to side. Two radiators. Fireplace.

### KITCHEN/DINDER

18'3 x 10'8

Double glazed window to side. Radiator. Space for fridge freezer. Open plan to kitchen area with double glazed window and double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Space for appliances.

### SPACIOUS BATHROOM

9' x 8'

Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiled surround. Radiator. Airing cupboard.

### BEDROOM ONE

11'10 x 9'10

Double glazed window to front. Radiator. Range of fitted wardrobe cupboards.

### BEDROOM TWO

10'2 x 8'

Double glazed window to rear. Radiator.

### REAR GARDEN

Backing park with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Courtesy door to:

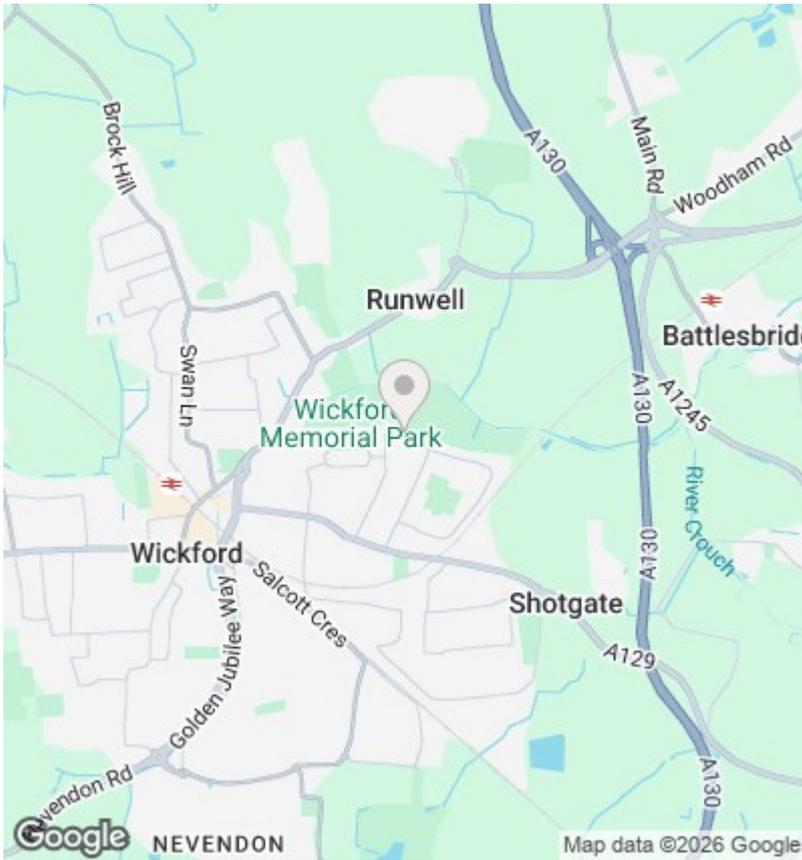
### GARAGE

Up and over door to front. Power and light connected. Independent 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 their own enquiries about the functionality.





EPC Rating:

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