



## Grange Road, Wickford

Guide Price £375,000

- TWO BEDROOM DETACHED
- CONSERVATORY
- SOUTHERLY FACING REAR GARDEN
- DOUBLE GLAZED
- EPC - TBC
- EXTENDED
- GARAGE
- OFF ROAD PARKING
- LOCATED JUST OFF BROCK HILL
- COUNCIL TAX - D - CHELMSFORD

GUIDE PRICE £375,000 to £400,000 -- A TWO BEDROOM DETACHED BUNGALOW has come to market with NO ONWARD CHAIN. Located just off BROCK HILL and with a SOUTHERLY FACING REAR GARDEN this bungalow has been EXTENDED and has a CONSERVATORY and a GARAGE. Further benefits include DOUBLE GLAZING and GAS CENTRAL HEATING. Viewing is advised and we would urge interested applicants to contact QUIRKS for a viewing so as to avoid disappointment.



Council Tax Band: D



### ENTRANCE HALL

Side entrance via double glazed street door, further internal door, wood effect laminate floor covering, doors to accommodation, access to loft

### BEDROOM ONE

13'8 x 8'11

Double glazed window to front, radiator, wood effect laminate floor covering, fitted bedroom furniture including wardrobes, overbed unit and bedside table

### BEDROOM TWO

9'9 x 7'9

Double glazed window to front, radiator wood effect laminate floorcovering

### SHOWEROOM

Double glazed window to flank, tiling to floor and walls, radiator, extractor fan, corner shower cubicle, low flush wc and wash hand basin inset to vanity unit

### LOUNGE

13'10 x 11'3

Two double glazed windows to flank, opens to Dining Area, gas fire inset to surround and mantel, door to kitchen, radiator, wood effect laminate floorcovering

### DINING AREA

8'7 x 7'8

Double glazed sliding patio doors to Conservatory, radiator, wood effect laminate floorcovering, serving hatch to Kitchen

### KITCHEN

12'6 x 8'8

Double glazed window to flank and double glazed door leading to Conservatory, ceramic tiled floor, extensively fitted to both ground and eye level in white hi gloss units with

complimentary roll edged working surfaces and splash backs, inset sink with drainer and mixer tap, fitted oven and hob with cooker hood over, integrated fridge/freezer, space and plumbing for washing machine, radiator

### CONSERVATORY

15'11 x 8'8

Double glazed door to flank and further double glazed French type doors leading to garden, electric heater ceramic tiling to floor double glazed to three aspects, radiator

### GARAGE

15'11 x 8'8

Accessed via up and over door, personal door to garden, power and light supplied

### FRONT GARDEN

Brick retaining wall mature flower and shrub borders, long driveway leading to garage

### REAR GARDEN

Patio area to fore path, door too garage, fenced to all boundaries, side access to front, lawn, mature flower and shrub beds and trees

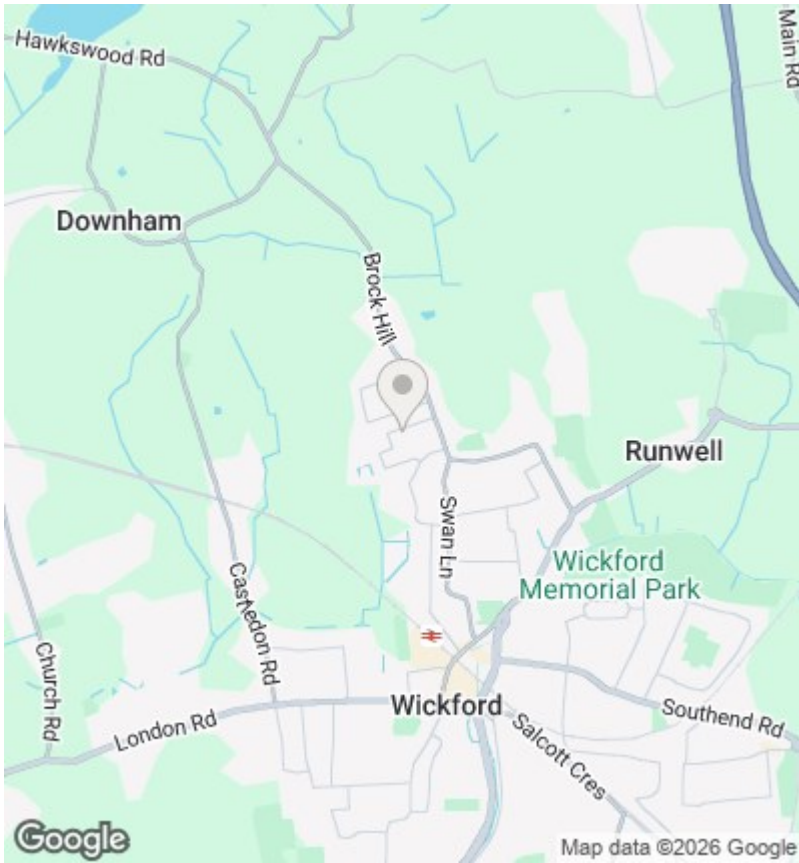
### AGENTS NOTE

The boiler is due a service in October 2026, the boiler is on a service plan and the next service has already been paid for as part of the contract.


### 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 	



Floor 0 Building 1

