



Spinney Close, Wickford

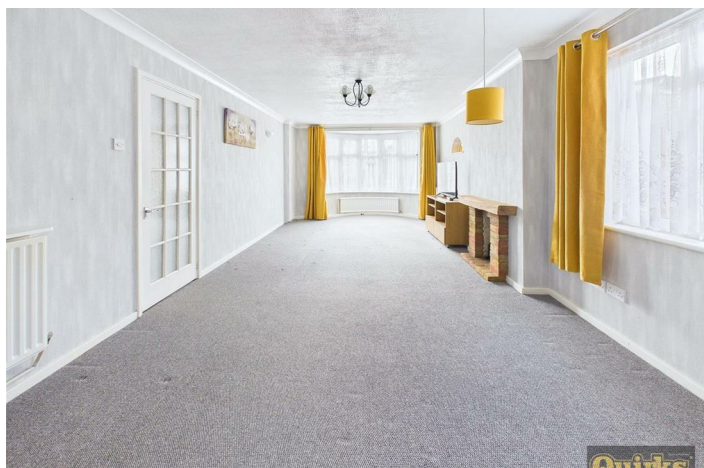
£400,000

- TWO BEDROOM SEMI DETACHED
- DOUBLE GLAZED
- WORKSHOP AND SHED IN GARDEN
- NO ONWARD CHAIN
- EPC - TBC
- EXTENDED TO REAR
- CUL DE SAC LOCATION
- OFF ROAD PARKING
- KEYHOLE BUNGALOW
- COUNCIL TAX - C - BASILDON

Located in a CUL DE SAC is this CARTER and WARD TWO BEDROOM KEYHOLE BUNGALOW offered for sale with NO ONWARD CHAIN. Benefits include GAS CENTRAL HEATING, OFF ROAD PARKING and an EXTENSION TO THE REAR. There is also a good sized REAR GARDEN with a WORKSHOP as well as a SHED. Keys are held by the agent for an immediate viewing which is recommended.



Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to entrance hall, radiator, doors to accommodation

BEDROOM ONE

11'3 x 9'2 plus robes
Double glazed window to front, radiator, fitted wardrobes to one wall

BEDROOM TWO

10'10 x 8'5
Double glazed French doors to garden, wood effect laminate floor covering, radiator, built in cupboard

LOUNGE/DINER

22'9 x 11'8
Double glazed window in bay to front and further double glazed window to flank, radiator x 2, gas fire inset to surround, wall lights, feature stained glass window

SHOWEROOM

Double glazed window to rear, shower cubicle, wash hand basin inset to vanity unit, low flush wc, radiator, tiled to floor and walls

KITCHEN

9'11 x 9'8
Kitchen units to both ground and eye level incorporating complimentary roll edged working surfaces, inset double bowl sink with mixer tap and drainer, space cooker, recess for further appliances, tiled

splash backs, wood effect laminate floor covering, opens to rear extension

GARDEN ROOM/UTILITY

13'9 x 8'3
Double glazed French doors to garden, further double glazed window alongside, wood effect laminate floor covering, wall mounted gas boiler, space and plumbing for washing machine and dishwasher, work surfaces and fitted units and cupboards

FRONT GARDEN

Crazy paved allowing for parking for approximately two vehicles, side access to rear garden

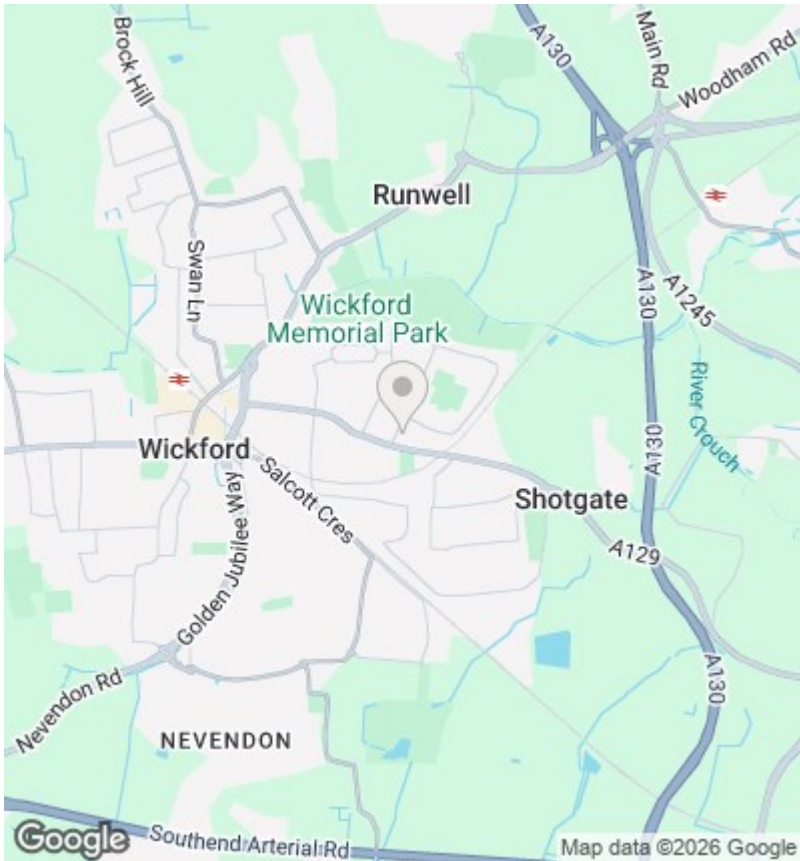
REAR GARDEN

approx 70'
Commences with patio, pergola, path leading to rear, fenced to all boundaries, remainder laid mostly to lawn with flower and shrub borders, side access to front, timber shed, workshop with power and light

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

