



## Viking Way, Runwell, Wickford

£425,000

- Lounge
- 4 First Floor Bedrooms
- Garden to Rear
- Driveway to Front
- Kitchen/Diner
- Bathroom & Cloakroom
- Integral Garage
- No Onward Chain

4 BEDROOM SEMI-DETACHED. INTEGRAL GARAGE & DRIVEWAY. LOUNGE. KITCHEN/DINER. NO ONWARD CHAIN. Situated in a cul-de-sac location on the Runwell side of Wickford is this 4 bedroom semi-detached property benefitting from accommodation including lounge, kitchen/diner, 4 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating, garden to rear, integral garage and driveway to front providing off street parking. The property is offered with no onward chain.



Council Tax Band: D



#### RECESS PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

Double glazed opaque window to front. Radiator. Built in double cupboard.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Radiator.

#### LOUNGE

Double glazed patio doors to rear garden. Radiator. Fireplace. Coved ceiling. Open plan to:

#### KITCHEN/DINER

Double glazed windows to rear and side. Double glazed door to side. Radiator. 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 oven, hob, grill and extractor fan. Recess for dishwasher and fridge. Radiator.

#### FIRST FLOOR LANDING

Access to loft. Airing cupboard housing cylinder.

#### BEDROOM

Double glazed window to rear. Radiator. Mirror

fronted wardrobe cupboards.

#### BEDROOM

Double glazed window to rear. Radiator. Built in double wardrobe cupboards.

#### BEDROOM

Double glazed window to front. Radiator. Built in double wardrobe cupboards.

#### BEDROOM

Double glazed window to front. Radiator. Over stairs cupboard.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower. Tiled surround. Radiator.

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries.

#### INTEGRAL GARAGE

Up and over door to front. Power and light connected. Gas fired boiler. Space and provision for washing machine and tumble dryer.

#### DRIVEWAY

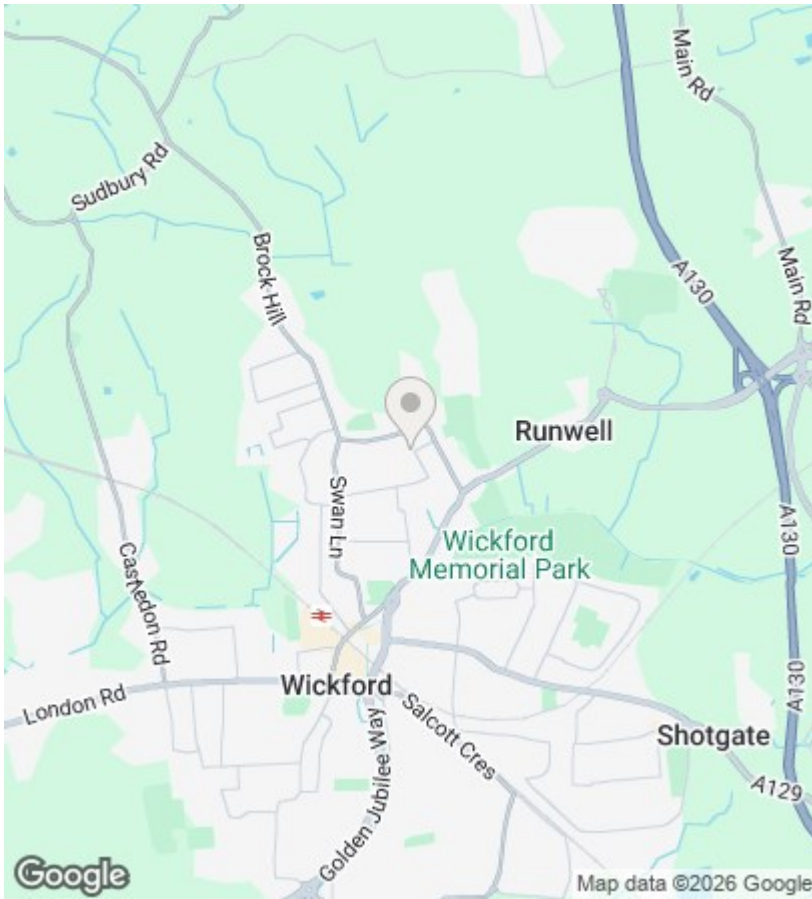
The property benefits



from driveway to front providing off street parking.







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 