



## Longfield Close, Wickford

Guide Price £390,000

- Kitchen/Breakfast Room 16'4 x 12'2
- 2 Double Bedrooms
- Wide Plot
- GUIDE PRICE £390,000 TO £410,000
- Lounge/Diner 27'4 x 11'2
- Bathroom
- Detached Garage
- No Onward Chain



GUIDE PRICE £390,000 TO £410,000 2 BEDROOM DETACHED BUNGALOW. WIDE PLOT WITH REAR AND SIDE GARDENS. DETACHED GARAGE WITH INDEPENDENT DRIVEWAY. NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location in the established area of Shotgate close to local shops, park and easy access of A127 is this 2 bedroom detached bungalow benefitting from accommodation including lounge/diner 27'4 x 11'2, kitchen/breakfast room 16'4 x 12'2, 2 bedrooms and bathroom with 4 piece suite. The property's specification includes double glazed windows and gas fired radiator heating, wide plot with rear and side gardens, detached garage with independent driveway and wide frontage with gate and path to front door. No onward chain.



Council Tax Band: D



Glazed door to:

#### ENTRANCE PORCH

Tiling to floor. Part glazed door and panelling to:

#### SPACIOUS ENTRANCE HALL

Coved ceiling. Radiator. Cupboard housing gas fired boiler.

#### BATHROOM

9'2 x 6'

Double glazed opaque window to front. Four piece suite comprising of low level WC, wash hand basin, panel enclosed bath unit and shower cubicle. Tiling to floor and surround. Radiator. Coved ceiling.

#### KITCHEN/BREAKFAST ROOM

16'4 x 12'2

Double glazed windows to side and double glazed doors to front and side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Tiling to floor and surround., Recess for washing machine, fridge freezer, cooker and dishwasher. Additional storage cupboards.

#### LOUNGE/DINER

27'4 x 11'2

Double glazed patio doors

to rear. Open plan to dining area/conservatory to side. Two radiators. Electric fire. Coved ceiling.

#### BEDROOM ONE

12'6 x 11'4

Double glazed window to side. Radiator. Coved ceiling.

#### BEDROOM TWO

12'4 x 8'

Double glazed window to front. Radiator. Coved ceiling.

#### WIDE PLOT

The property benefits from garden to rear extending to side garden with dual patios and remainder laid to lawn. Greenhouse. Shed. Access to side. External tap.

#### DETACHED GARAGE

With independent driveway providing off street parking.

#### FRONT GARDEN

Wide frontage laid to lawn with path and gate to front door.

#### 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

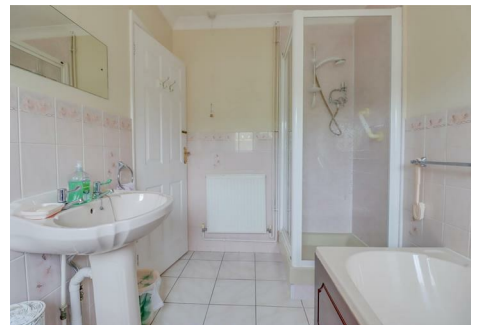




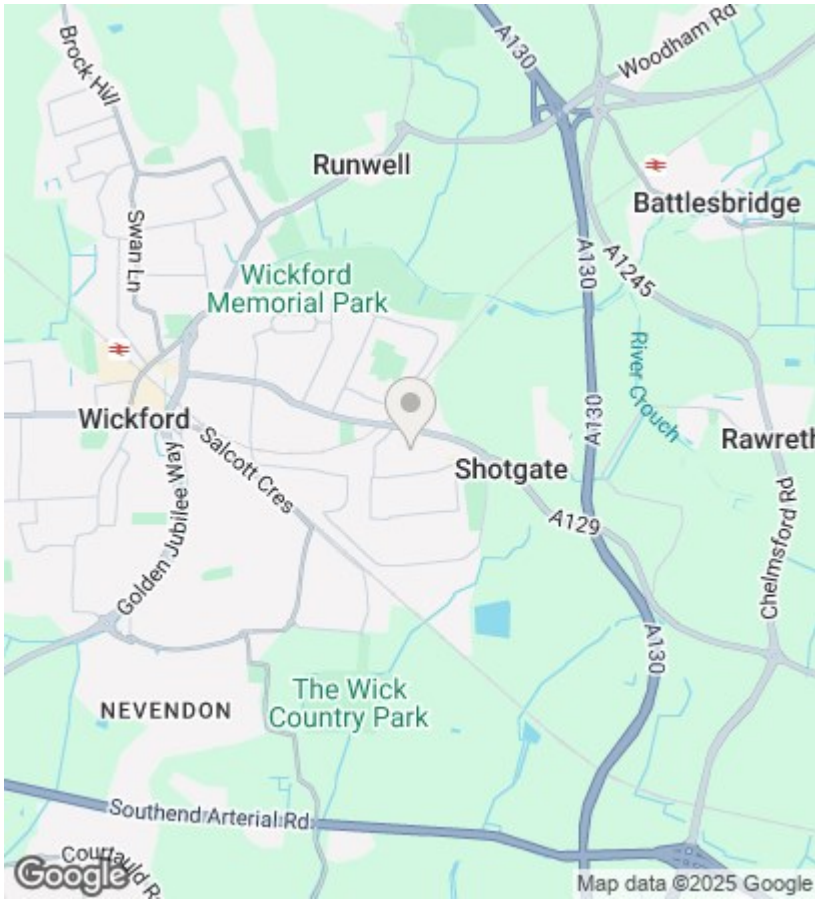
the seller to prepare these details. Interested applicants are advised to make there own enquiries about the functionality.












EPC Rating:  
D

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>		
(55-68) <b>D</b>	64	72
(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

