

Viking Way, Runwell, Wickford

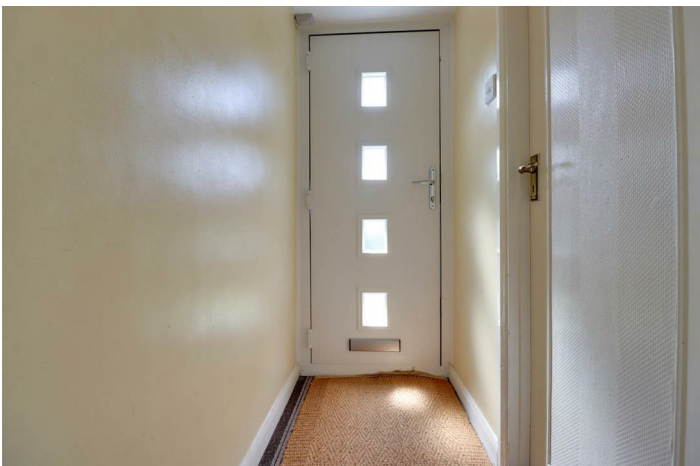
Offers Over £425,000

- Lounge/Diner 27'3 x 15'10
- Study Area 10'6 x 6'6
- Ground floor Bed 4 & Shower Room
- Bathroom & Cloakroom
- Own Driveway to Side
- Kitchen 12'11 x 7'7
- Sitting Room 18'3 x 13'5
- 3 First Floor Bedrooms
- Garden to Rear & Side

4 BEDROOM LINK-DETACHED. CORNER PLOT. OFF STREET PARKING. SHOWER ROOM & BATHROOM. STUDY & OFFICE. Situated on a corner plot in a pleasant cul-de-sac location on the popular Runwell side of Wickford is this 4 bedroom link-detached property benefitting from accommodation including lounge/diner 27'3 x 15'10, kitchen 12'11 x 7'7, sitting room 18'3 x 13'5, shower room, ground floor bedroom & study with 3 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear and off street parking.



Council Tax Band: D



Double glazed door to:

ENTRANCE HALL

CLOAKROOM

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

LOUNGE/DINER

27'7 x 15'10 max

Double glazed window to front. Double glazed French doors to rear garden. Two radiators. Fireplace. Coved ceiling. Tiling to floor.

KITCHEN

13'6 x 7'8

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 with cupboard beneath. Display cupboards and shelving. Space for washing machine and fridge freezer. Built in oven, hob and extractor fan above. Tiling to floor and surround.

INNER HALL/STORAGE

Step down via double doors to:

SITTING ROOM

17' x 13'2 max

Double glazed door to rear. Radiator.

STUDY

10'6 x 6'6

Double glazed window to front. Radiator. Downlighters to ceiling.

OFFICE/BED 4

10' x 7'2

Double glazed window to front. Radiator. Downlighters to ceiling.

SHOWER ROOM

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiling to floor and surround. Radiator/rail.

FIRST FLOOR LANDING

Spiral staircase. Radiator. Access to loft.

BEDROOM ONE

13'8 x 9'2

Double glazed window to front. Radiator.

BEDROOM TWO

10'7 x 9'2

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

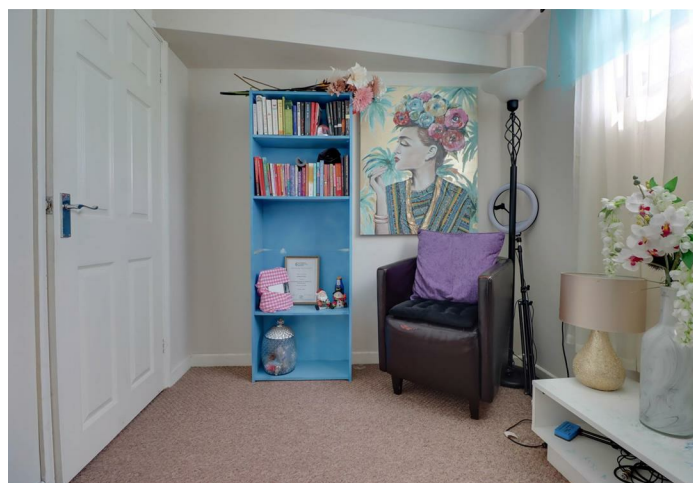
BEDROOM THREE

8'6 x 6'6

Double glazed window to front. Radiator. Built in wardrobes.

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level



WC, wash hand basin and panel enclosed bath unit with shower attachment. Part tiling to walls. Tiling to floor.

REAR GARDEN

approaching 42ft

Commencing with paved patio to immediate rear with remainder laid to lawn. Shed. Gate to side. Fencing to boundaries. External tap.

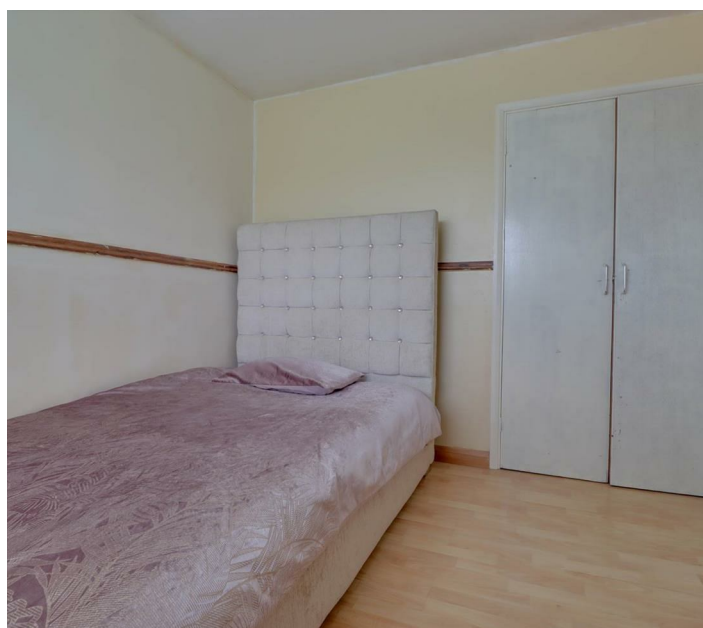
LARGE FRONT GARDEN

OFF STREET PARKING

The property benefits from off street parking to side.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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.





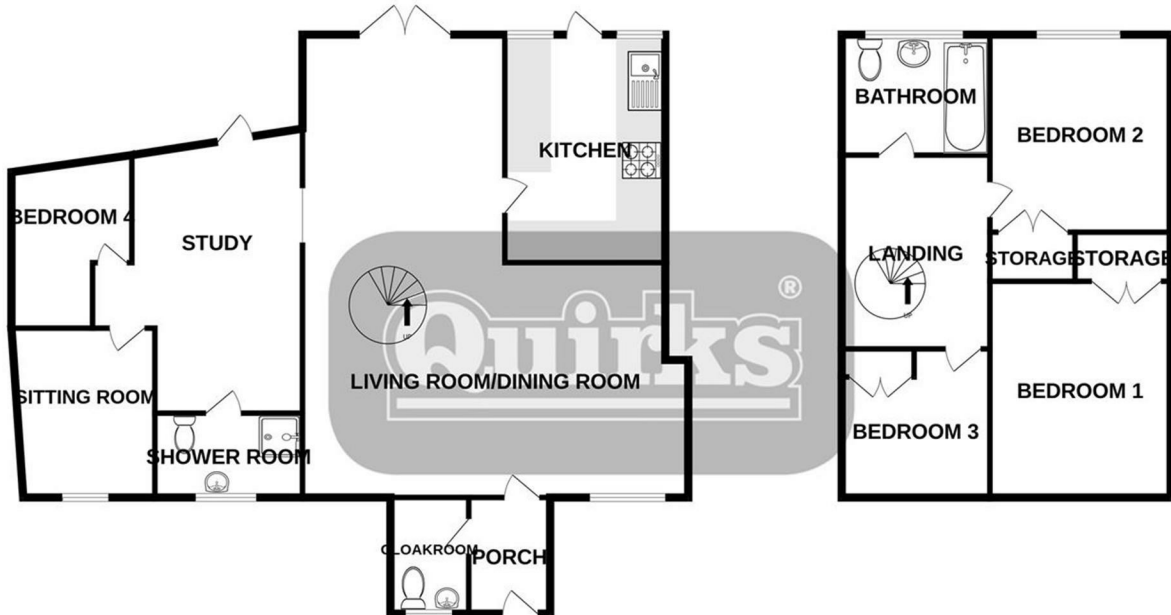


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including porches and outbuildings as depicted. No appliances or services