



Church End Lane, Runwell, Wickford

Guide Price £350,000

- Living Room 13'8 x 11'4
- Kitchen 10' x 9'6
- Bedroom 2 12'10 x 9'8
- 120ft Garden to Rear
- Utility/Dining/Conservatory 16'3 x 9'8
- Bedroom 1 15'4 x 11'
- Bathroom
- Driveway to Front

GUIDE PRICE £350,000-£375,000 Situated in a particularly sought after non-estate location in Runwell set within easy access of town centre and mainline station is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 13'8 x 11'4, utility/dining/conservatory 16'3 x 9'8, kitchen 10' x 9'6, 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating, 120ft garden to rear and driveway to front providing ample off street parking.



Council Tax Band: C



Double glazed opaque door @ side to:

ENTRANCE HALL

Radiator. Access to loft.

BEDROOM ONE

15'4 x 11'

Two double glazed half bay windows to front and double glazed windows to sides. Radiator. Fitted wardrobe cupboards.

BEDROOM TWO

12'10 x 9'8

Double glazed window to front. Radiator. Coved ceiling.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiled surround. Coved ceiling. Radiator/rail.

KITCHEN

10' x 9'6

Double glazed window to side. 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. Recess for cooker. Tiled surround. Radiator.

LIVING ROOM

13'8 x 11'4

Radiator. Coved ceiling. Glazed double doors to:

UTILITY/DINING/CONSERVAT

16'3 x 9'8

Double glazed windows to sides and rear. Tiling to floor. Additional cupboards housing boiler. Cupboards housing washing machine and tumble dryer.

REAR GARDEN

approaching 120ft Commencing with extensive paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Covered dining area. Shed. Gate to side. Base for shed. Outside tap and light.

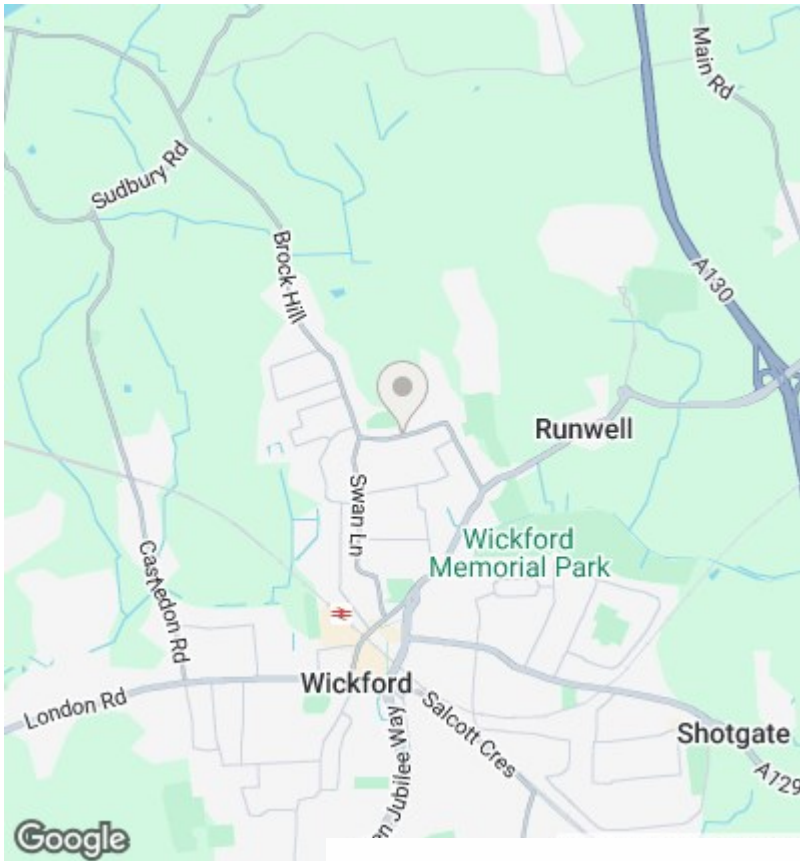
DRIVEWAY TO FRONT

The property benefits from driveway to front providing ample off street.

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:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

