



## Church End Avenue, Runwell, Wickford

£375,000

- Lounge 17'4 x 10'
- Conservatory 12'10 x 8'8
- Bedroom 9' x 7'8
- Garden to Rear
- Kitchen 11'8 x 6'10
- Bedroom 12'6 x 9'8
- Shower Room
- Garage

2 BEDROOM SEMI-DETACHED BUNGALOW. GARAGE APPROACHED FROM SHARED DRIVEWAY. LARGE REAR GARDEN. NO ONWARD CHAIN.

2 1 2 D

Council Tax Band: C



Part glazed door to:

#### ENTRANCE HALL

Coved ceiling. Radiator in casement surround. Access to loft.

#### LOUNGE

17'4 x 10'

Double glazed half bay window to front. Radiator. Gas fire. Double glazed windows and double glazed French doors to:

#### CONSERVATORY

12'10 x 8'8

Double glazed French doors and double glazed panelling to rear garden. Radiator.

#### BEDROOM

12'6 x 9'8

Double glazed half bay window to front. Radiator. Coved ceiling. Fitted wardrobe cupboards.

#### BEDROOM

9' x 7'8

Double glazed window to side. Radiator. Coved ceiling.

#### SHOWER ROOM

Double glazed opaque window to rear. Radiator. Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Tiling to floor and surround. Cupboard housing gas fired boiler.

#### KITCHEN

11'8 x 6'10

Double glazed windows to rear and side. 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. Built in oven and hob. Space for fridge freezer and washing machine. Radiator. Tiled surround.

#### REAR GARDEN

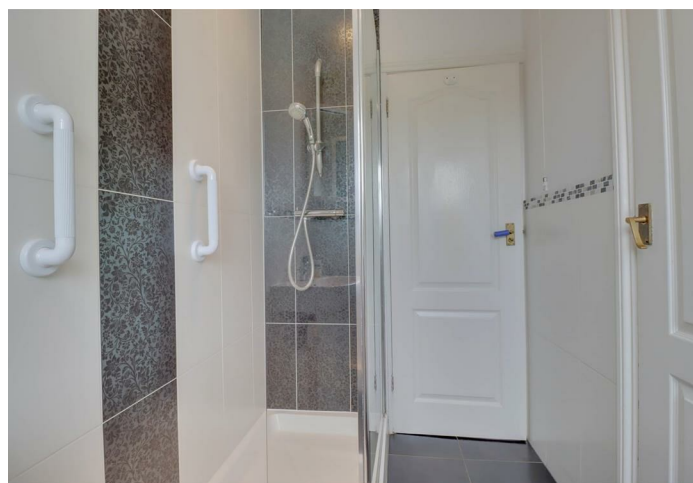
approaching 140ft Commencing with patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fruit trees.

#### GARAGE

Access via shared driveway. Up and over door to front.

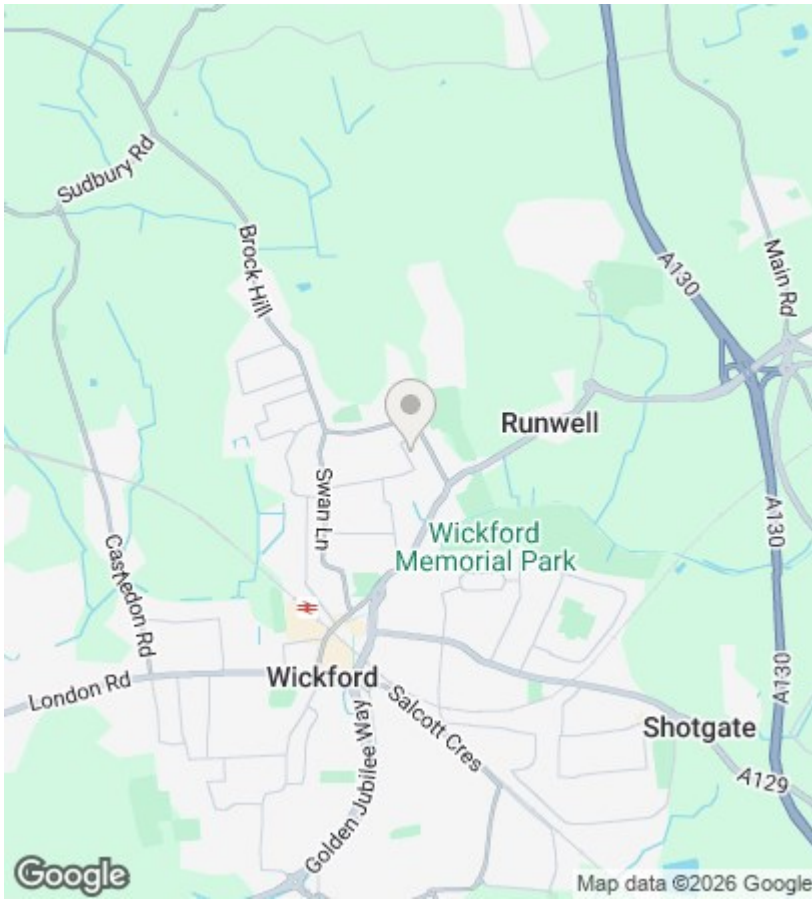
#### DISCLAIMER

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

Ground Floor

