



## Highcliffe Road, Wickford

Offers In Excess Of £450,000

- Lounge 15'10 x 13'8
- Sitting/Dining Room 12'4 x 12'
- Bathroom
- Detached Garage
- Kitchen 12' x 10'10
- 3 Double Bedrooms
- 90ft Garden to Rear
- Driveway to Front

3 BEDROOM DETACHED BUNGALOW. DETACHED GARAGE. DRIVEWAY TO FRONT. 12' KITCHEN. 15'10 LOUNGE. NO ONWARD CHAIN. MODERNISATION REQUIRED AND LOTS OF POTENTIAL.



Council Tax Band: E



Double glazed opaque door to:

#### ENTRANCE HALL

Radiator. Coved ceiling. Access to loft. Built in cupboard. Access to loft.

#### BEDROOM/DINING ROOM

15' x 12'

Double glazed bay window to front.

Radiator. Coved ceiling. Cupboard housing updated boiler.

#### BATHROOM

4 piece suite

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower. Dual radiators. Extensive tiled surround.

#### BEDROOM

12' x 11'2

Double glazed window to front. Radiator. Fitted wardrobe cupboards.

#### BEDROOM

12' x 10'10

Double glazed window to side. Radiator. Fitted wardrobe cupboards and drawers.

#### KITCHEN

12' x 10'10

Double glazed windows to rear and 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. Tiled surround. Recess for cooker. Integrated dishwasher and washing machine. Coved ceiling.

#### REAR PORCH/HALL

13' x 5'

Double glazed window and double glazed door to side. Radiator. Additional storage cupboards.

#### SITTING/DINING ROOM

12'4 x 12'

Radiator. Coved ceiling. Open plan to:

#### LOUNGE

15'10 x 13'8

Double glazed windows to rear and side. Double glazed French doors to rear garden. Two radiators. Coved ceiling.

#### REAR GARDEN

approaching 90ft

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Shed and greenhouse. Ornamental pond.

#### DETACHED

#### GARAGE/WORKSHOP

Power and light connected. Approached via shared access.



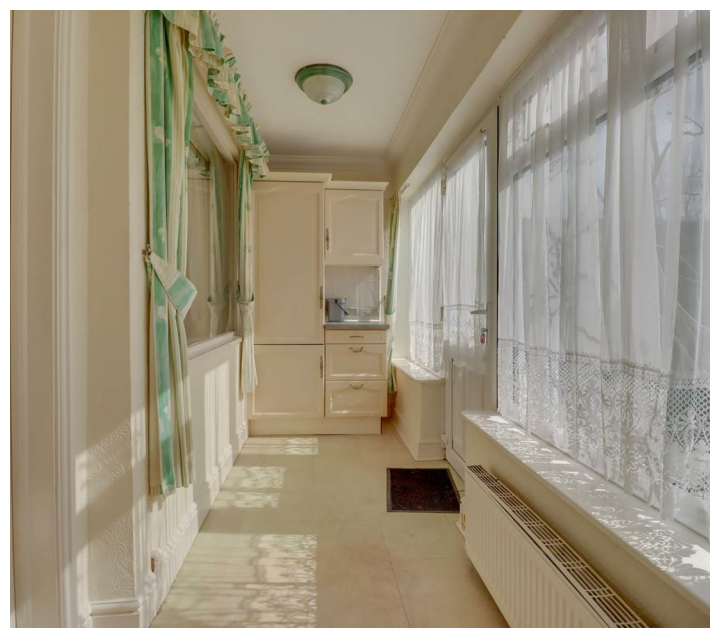
### EXTENSIVE DRIVEWAY TO FRONT

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

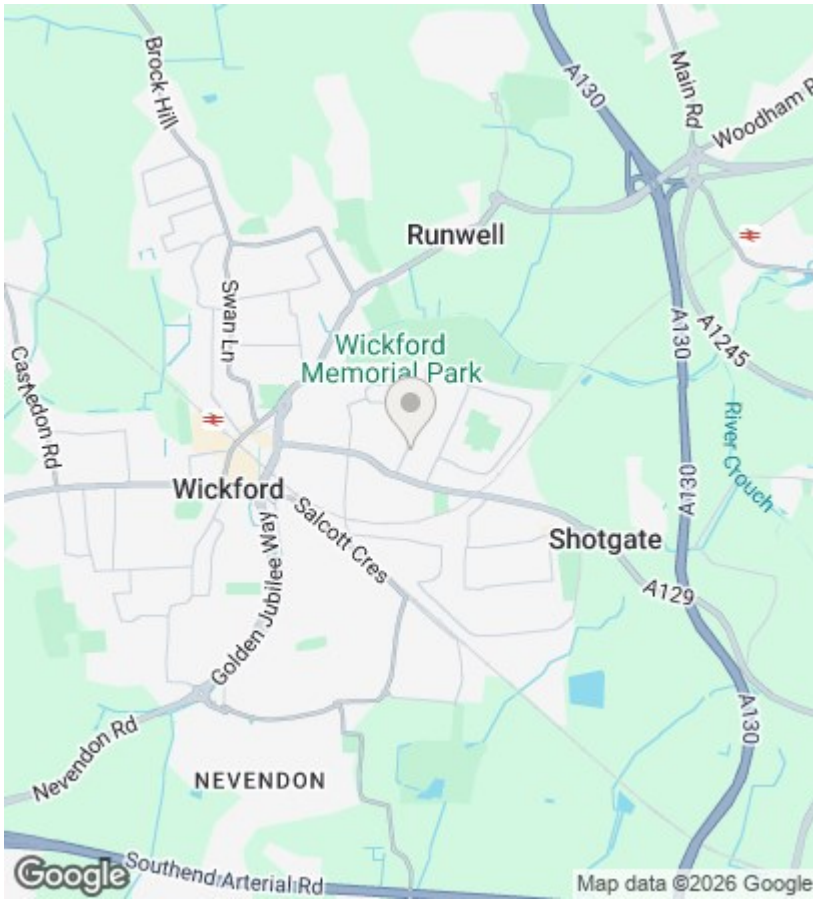
### DISCLAIMER

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.

### MODERNISATION REQUIRED/WEALTH OF POTENTIAL







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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>78</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 